



TOTAL FLOOR AREA: 2108 sq.ft. (195.8 sq.m.) approx.  
Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions**

From Barnstaple proceed along the A361 to Braunton. At the traffic lights and crossroads in the centre turn left signposted to Saunton & Croyde. Continue along this road, out of the village & on to Croyde. Proceed to the centre of Croyde and just before Billy Buds, on the left, turn right into Cloutmans Lane. The property will be found on the right hand side being the first house after Orchard Grove.

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**In Lovely Tucked Away Location**  
4 Cloutmans Lane, Croyde, Braunton, Devon, EX33 1NG

Asking Price

**£795,000**

- 4 Bedrooms, 4 Shower Rooms
- Kitchen/ Breakfast Room & Utility
- 3 Reception Rooms, Sun Room
- Oil Heating & Solar Back Up
- Ample Parking & Delightful Gardens
- Tucked Away But Easy To Village
- Good Annex Potential
- Located In Choice Coastal Village
- Many Lovely Features

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

### Entrance Hall

**Sitting Room**  
4.95 x 4.12 (16'2" x 13'6")

**Dining Room**  
4.96 x 3.61 (16'3" x 11'10")

**Kitchen/ Breakfast Room**  
7.80 x 3.04 narr 2.45 (25'7" x 9'11" narr 8'0")

**Sun Room**  
3.38 x 2.75 (11'1" x 9'0")

**Shower Room**  
2.25 x 1.78 (7'4" x 5'10")

### Lobby & Boiler Room & Utility Room

**Living Room**  
4.57 x 2.64 (14'11" x 8'7")

**Shower Room**  
2.34 x 1.66 (7'8" x 5'5")

**Bedroom 4**  
3.53 x 3.21 (11'6" x 10'6")

### First Floor Landing

**Bedroom 1**  
4.50 narr 3.27 x 4.45 (14'9" narr 10'8" x 14'7")

**En Suite Shower Room**  
2.43 x 1.98 (7'11" x 6'5")

**Bedroom 2**  
3.62 x 3.03 (11'10" x 9'11")

**Bedroom 3**  
3.15 x 3.04 (10'4" x 9'11")

**Shower Room**  
1.41 x 1.92 (4'7" x 6'3")

Occupying a tucked away position within this choice coastal village is this roomy detached home which offers spacious and flexible accommodation. The light and airy rooms flow nicely and benefits oil central heating, UPVc double glazing and solar panel back up. The present owners have placed their own rustic style on the property but with a decorative overhaul, the character of the property can easily be changed to suit individual needs.

The property has been thoughtfully extended and there is excellent potential to easily create an annex suitable for a dependent relative or to accrue a good letting income. The storm porch provides shelter to enter the main hall which has the stairs to the first floor. There is a useful accessible wet room, ideal to de-sand after a day at the beach. The double aspect sitting room offers good space to relax. There are stripped wood floors and an attractive open fireplace with a red brick surround, hearth and wood mantle. A door then leads to the sun room which has a tiled floor and overlooks the garden. The large dining room is also double aspect and has a stripped floor. The kitchen/ breakfast room is the hub of the house and is over 7m long and has a great pantry.

The inner hall leads to the utility room & boiler room and then to the smaller living room. This is a lovely room which has a vaulted ceiling and a kitchen area with butler sink and slate drainers. This could easily form part of an annex as there is the 4th bedroom here and shower room off the small inner hall. To the first floor the main bedroom is 'L' shaped bedroom and has an en suite shower room, whilst there are 2 further bedrooms and a further shower room.

The property is approached via a long drive which offers parking for 4 cars. There is a garden area with summerhouse. To one side is a very usefull and long covered store area, whilst to the other side is access to the rear and a further covered area, ideal to hang washing at any time.

The rear garden is delightful and offers a good deal of privacy. There is a good size lower patio area ideal for BBQ's. Steps lead up to the lawn with many flower beds which are well stocked with plants and shrubs. A further patio looks down the garden. There are other areas to sit and enjoy the peace in this tranquil setting.

This is a wonderful opportunity to acquire an attractive and spacious family home which offers flexibility and income potential. Only when viewed can the property be fully appreciated and we recommend an early viewing to avoid disappointment.

This is a lovely and popular part of Croyde village which is quiet and comprises individual properties some of which, over the years, have been extended and enlarged. The lane winds its way up from the village centre past thatched cottages and private drives, however, the property is only a minutes walk from the village centre..

Croyde is considered one of the premier and choice coastal villages in the region and has a superb sandy beach. This is well known throughout the country and is a mecca for surfers and water sports enthusiasts from afar. The larger beach at Saunton Sands is close by and has a larger sandy beach whilst it also boasts a renowned golf club with 2 championship courses. Croyde has some very attractive thatched cottages and a good number of shops, pubs and restaurants. Furthermore, there is a post office/ stores and a garage. A regular bus service connects to Braunton, some 3 miles to the east. Here there is a Tesco superstore, Cawthorne's family store, a good number of restaurants, primary and secondary schools and coffee shops.

The bus route continues to Barnstaple, the principle north Devon town, a further 5 miles to the south east. This caters well for the area with the brand new Tarka Leisure Centre, Tarka Tennis Centre, Scott's cinema and The Queen's Theatre. There is good covered shopping at Green Lanes and out of town shopping at Roundswell. Easy access on to the North Devon Link Road offers an easy drive to the M5 motorway at junction 27. The Tarka rail line takes you to Exeter which then picks up a direct line to London Paddington.

## Services

Mains Electric, Water & Drainage  
Oil Central Heating

## Council Tax band

E

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by appointment through  
Phillips, Smith & Dunn Braunton  
branch on  
01271 814114

