

**Phillips Smith & Dunn**

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A two-story white stone cottage with a dark roof and a church spire in the background. The house has a textured white facade, several windows with white frames, and a central entrance with a dark door. A large dark door is visible on the right side. The background shows a clear blue sky and a tall, pointed church spire.

**MORDOR LODGE,  
CHURCH STREET, BRAUNTON,  
NORTH DEVON. EX33 2EL**

# MORDOR LODGE, CHURCH STREET, BRAUNTON, NORTH DEVON. EX33 2EL

**PRICE GUIDE £295,000**

This is an excellent opportunity to acquire a substantial 18th Century Grade II listed residence located in the Braunton old village being an attractive area to live the rear of St Brannocks Church.

**3/4 bedrooms, 2 bathrooms, 24' living room, 18' kitchen, impressive double height entrance hall, spacious landing, large integral garage, adaptable split level accommodation.**

It is essential that a full internal viewing takes place to appreciate this property which has had a very varied and colourful history having previously been a hospital, gaol and also a corn mill and store. The property was converted to a residential property by the present owner in 1981 after a severe fire nearly destroyed it. The versatile split level design now offers very well presented and sizeable accommodation which compares most favourably to other properties currently available in the area. The accommodation includes a most impressive galleried entrance hall and 24' triple aspect living room, this being split level this is of course to the first floor where there is a 18' kitchen/breakfast room, study/bedroom 4 and shower room. To the ground floor there are 3 further large double bedrooms all having built in wardrobes and family bathroom. An integral 18' garage provides potential for further accommodation subject to necessary consents. The property also benefits from gas fired radiator central heating throughout and there are no garden liabilities.

Church Street is a most attractive narrow street of individual character homes which once thrived with shops. However, this is now a quieter backstreet that still offers level access to the village centre. Mordor Lodge is situated on the edge of the historic church yard at the lower end of church street where it opens out into a wider street with on street parking and a pleasant open semi rural feel with close proximity of the park and open countryside.

Braunton offers an excellent range of amenities to cater for everyday needs including primary and second schooling, medical centre, post office, police station, new Tesco store and an excellent range of local shops. There are sandy beaches at Croyde and Saunton, approximately 5 miles to the west and these are connected by a regular bus service. At Saunton there is also the renowned Golf Club with its two 18 hole championship courses. This bus service also connects to Barnstaple, the regional centre of North Devon, approximately 5 miles to the south east and here there are a wider range of leisure and social facilities. There is access to Exeter in the south via the Tarka train link. The North Devon link road provides a convenient link to the motorway network at Tiverton.

We unhesitatingly recommend this most delightful individual property which is sure to appeal to the discerning purchaser looking for a home which offers space and something just a little bit different.

**Full details of the accommodation with approximate room sizes given are as follows:**

A heavy timber entrance door leads in to an impressive double height entrance hall with gallery above.

#### ENTRANCE HALL

stairs off to first floor, Leading to inner hall with rooms off, two radiators, display recesses, linen cupboard.



**BEDROOM 1** 17'5 x 12'10 narrowing to 11'8  
a good sized double aspect room with two double flush wardrobes with louver sliding doors, feature fireplace recess with beam over, TV & TP points and 2 double radiators.

**BEDROOM 2** 13'2 x 10'1  
with 2 double flush wardrobes with louver sliding doors and radiator.

**BEDROOM 3** 16'6 max. x 13'2 max.  
an irregular shaped room with two flush wardrobes with louver sliding doors, TV point. and double radiator.

**BATHROOM**  
with panelled bath, hot and cold mixer taps with shower attachment. Pedestal wash hand basin with hot and cold taps, low level W.C. part tiled walls. and double radiator,

**FIRST FLOOR** with galleried landing. Display recesses. Double radiator. Built in store cupboard. Access to useful roof space with extension ladder.

**KITCHEN/BREAKFAST ROOM** 18'6 max x 13'5 narrowing to 8'10  
an irregular shaped room with units comprising double drainer stainless steel sink unit with hot and cold taps, cupboards below. Range of work surfaces with drawers and cupboards below. Range of wall cupboards over, further work surfaces with drawers and cupboards below. Inset gas hob, electric oven below. 2 wall cupboards over. Work surfaces with drawers and cupboards below. Space for fridge/freezer, wall mounted Valliant gas boiler feeding domestic hot water and central heating systems. Timer control unit. Double radiator, part tiled walls, plumbing for washing machine and double aspect windows with open outlook.

**LIVING ROOM WITH DINING AREA** 24'5 x 17'6  
A good sized triple aspect room with two double radiators, coal effect gas fire with stone hearth, surround and wood mantel. TV & TP points, serving hatch from kitchen and peaceful outlook over the church yard.

**STUDY/BEDROOM 4** 12'10 x 11'4  
with double radiator, telephone point and open outlook.

**SHOWER ROOM**  
with shower cubicle and shower unit, pedestal wash hand basin with hot and cold taps, low level WC, part tiled walls and double radiator.

**OUTSIDE**  
To the front there is a large integral GARAGE 18'2 x 11'8 narrowing to 9'9 with double folding doors, cold water tap, power and light connected, un restricted on road car parking is available to the front. The property has no garden liabilities. For those wishing for occasional outside space consideration might be given to use of the park on the opposite side of the church or the nearby beaches of course.

**COUNCIL TAX BAND – E**

**SERVICES – All mains connected.**

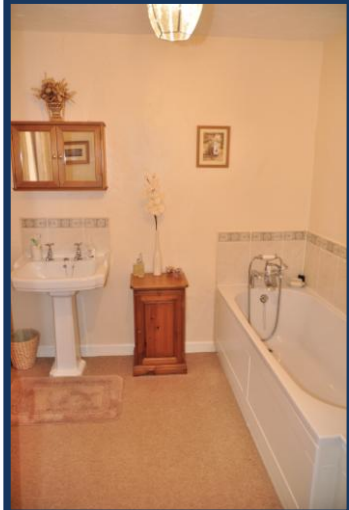
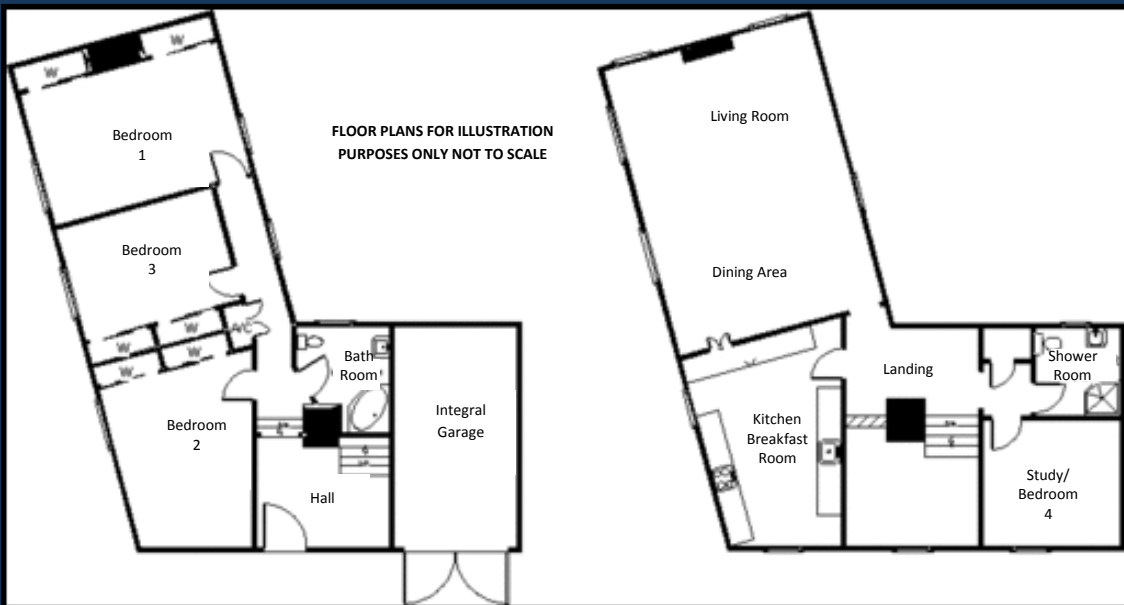
**Directions**  
From Barnstaple proceed along the A361 towards Braunton. At Wrafton take the right hand fork signposted to Heanton Punchardon and the North Devon Athletics track. Continue along this road past Braunton School and further on to the button roundabout. Here continue straight on up the hill into Abbots Hill and down into Church Street minding the traffic calmers. The property will be found just before the church on the left hand side.

**VIEWING**

By appointment through Phillips Smith & Dunn Braunton office 01271 814114. Out of office hours telephone Charles Tippet on 01271 323635 or mobile 07977 268053.

Phillips Smith & Dunn Estate Agents,  
14 Caen Street, Braunton, EX33 1AA





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		37	44
(1-20) G			
Add energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(10-100) A			
(31-91) B			
(39-40) C			
(35-38) D			
(30-34) E			
(21-29) F		37	44
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



Phillips Smith & Dunn have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.