

GROUND FLOOR



1ST FLOOR



33, CHURCH STREET, BRAUNTON

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Directions

From Barnstaple proceed on the A361 to Braunton. At Wrafton bear right signposted to Heanton Punchardon and the North Devon Athletes Track. Continue along the Wrafton Road passing the school and then on to the button roundabout where you proceed up the hill past Elliotts Art Gallery. Continue to the brow of the hill and then continue down into Braunton Old village. This is a narrow road with vertical bollards. Continue down Church Street and the property will then be found approximately 150 yards on the left hand side.

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Well Presented 2 Bedroom Charming Cottage

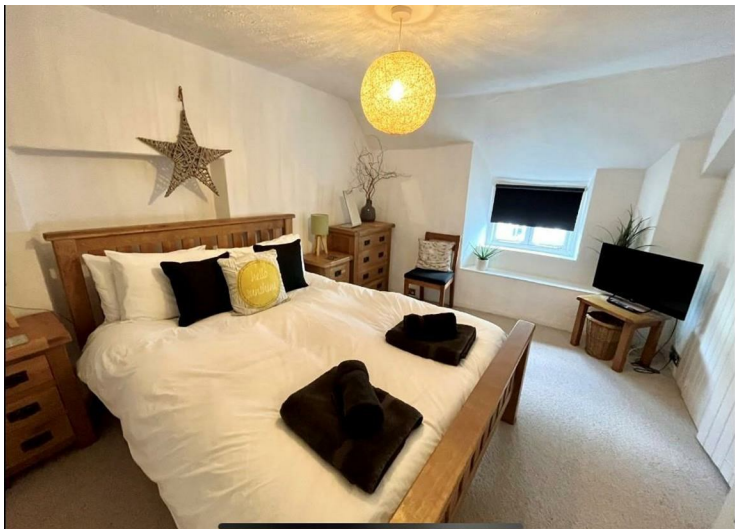
Asking Price

Little Brook, 33 Church Street, Braunton, EX33 2EL

£284,950

- Charming Character Cottage
- Modern Stylish Kitchen
- 2 Bedrooms
- Open Plan Lounge/ Diner
- Contemporary 4 Piece Bathroom
- No Onward Chain
- Lovely Fireplace With Wood Burner
- Courtyard & Garden Adjacent
- EPC: D

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Room list:

Living Room
5.49m x 4.09m (18'0 x 13'5)

Kitchen
5.21m x 2.16m narrows to 1.63m
(17'1 x 7'1 narrows to 5'4)

Bathroom
2.62m x 1.68m (8'7 x 5'6)

First Floor

Bedroom 1
4.09m x 3.28m (13'5 x 10'9)

Bedroom 2
3.30m max x 3.23m (10'10 max x 10'7)

Outside Store

Overview

We are delighted to offer to the market 'Little Brook', an extremely well presented and much improved, 2 bedroom Grade II listed cottage. The property has many charming and characterful features to include; some heavy beamed ceilings; inglenook fireplace with wood burning stove; front and back stable doors; attractive exposed stonework along with slate flooring to name just a few. There is the benefit of underfloor heating to the kitchen and bathroom. The property benefits from gas fired central heating, part double glazing, along with the added advantage of having NO ONWARD CHAIN therefore, it can be occupied with the minimum of delay.

This is a very comfortable and cosy cottage which is considered an ideal small family home, first time purchase opportunity, bolt hole holiday home retreat, or will also make for a sound buy to let investment opportunity which will generate a sound income stream.

Briefly, the internal accommodation comprises an entrance door which leads into the very good size living room. This is a splendid room with an attractive inglenook fireplace with wood burning stove, heavy beamed ceiling and exposed stonework. From here, a door leads through to the kitchen which is very well fitted and appointed. It is finished with shaker style door fronts along with solid wood surfaces with inset 1.5 bowl sink unit, Smeg hob, integral dishwasher fridge and freezer. There is an eye level Smeg oven and recess housing for a microwave. There are stylish modern metro wall tiles which compliments this impressive kitchen beautifully, along with the plinth mood lighting. The bathroom is also very well appointed and boasts a 4 piece modern contemporary suite to include, bath with centre fill taps, separate shower enclosure, WC and wash basin inset onto a vanity. The flooring is also solid slate therefore, is most practical and maintains uniformity. To the first floor there are 2 bedrooms both having fitted wardrobes, bedroom 1 in particular is a generous room and both enjoy a pleasant outlook onto Church Street.

Properties of this nature and position are always in very good demand and therefore we recommend a viewing at the earliest opportunity to avoid disappointment.

Garden & Situation

Situated to the rear of the cottage is a low maintenance courtyard that requires the minimum of maintenance and fuss. This fully enclosed courtyard is a true sun trap that enjoys a high degree of sunshine, seclusion and privacy and is fully enclosed therefore, child and pet friendly. Furthermore, there is slate flooring here and to the front, which is a lovely feature. A useful exterior store provides space plumbing and power for a washing machine, tumble dryer and space to hang wet suits. There is a rear pedestrian gate that leads to a footpath at the rear. Furthermore, adjacent the cottage is a footpath that leads to a tucked away garden being within a few seconds stroll. (Nb: Currently overgrown, approximate dimensions to follow).

The cottage is situated in Church Street which forms part of the Braunton old village which is now a Conservation Area. Properties here are all individual and they have their own character and nature. The property is located only a few minutes walk of the village centre and St Brannocks Church. Braunton itself is one of the most sought after villages in the area, which caters well for its inhabitants including primary and secondary schooling, medical centre and excellent number of shops, restaurants and pubs. The village is ideally located for easy access to the sandy beaches at Croyde and Saunton approximately 5 miles to the west which are connected by a regular bus service. This also connects to Barnstaple, the regional centre of North Devon approximately 5 miles to the south east and here a wider range of amenities can be found as well as access to the North Devon Link Road which provides a convenient route to the M5 motorway. The Tarka Train line also connects to Exeter in the South.

Services

All mains connected.

Council Tax band

Band: B

EPC Rating

D

Tenure

Freehold

Viewings

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

