

# A Well Presented And Most Spacious Detached Family Residence

Greystokes, Church Hill, Knowle, Braunton, Devon, EX33 2ND

Guide Price

£850,000



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# Mature Established Well Stocked Gardens & Enjoys A High Degree Of Privacy

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Phillips Smith & Dunn are delighted to offer to the market 'Greystokes' found to be a most impressive 5 bedroom detached family residence situated within a delightful tucked away position and enjoys a high degree of privacy. The property stands on a generous level plot set back from a quiet road with a long sweeping driveway laid with stone chippings and affords ample off road parking leading to the attached double garage/workshop. This splendid property has been very well designed and is sure to appeal to the discerning purchaser looking for something extra special.

Knowle is a small village conveniently situated to the outer edge of the larger village of Braunton. Braunton caters well for its inhabitants and has an excellent range of primary and secondary schools, churches, public houses, restaurants, coffee houses, Tesco superstore, Cawthorne's store and boasts a good number of independent shops and stores.

The sandy beaches of Croyde and Saunton are approximately 5 miles to the West and Saunton offers the renowned golf club with its two championship courses. The ancient borough of Barnstaple, the regional centre of North Devon, is approximately 5 miles to the east and here a wider range of amenities are available. These include covered shopping at Green Lanes and out of town shopping at Roundswell. There are leisure facilities including the new North Devon Leisure Centre, Scott's cinema, Tarka Tennis Centre and the Queens Theatre. There is access onto the North Devon Link Road which provides convenient route to the M5 motorway at junction 27 Tiverton Parkway with direct links to London.

In all this is a most impressive home which demands a full internal and external viewing to fully appreciate the position, size and nature of the accommodation, the likes of which are becoming very hard to find in today's market.

# DETAILS

'Greystokes' is an individual property believed to have been built circa 1976 by previous occupiers. The current custodians then took up residence in 1983 and therefore, is offered for sale for the first time in some 40 years having provided them a fine family home for many years. The property provides extremely comfortable and spacious accommodation which offers adaptable living with scope for dual occupancy or Air B&B, subject to the necessary planning permission and consent. The property stands within a generous level plot approaching half an acre and is to the majority encompassed by mature well stocked gardens. This is a particular fine feature which can only be fully appreciated upon a formal viewing.

Upon entering the property you are welcomed into a good size entrance hall with solid oak flooring with central staircase rising to the first floor. The ground floor accommodation flows nicely and briefly comprises 3 good size reception rooms, comprising sitting room with attractive open fire, split level stairs lead down and opens into a most impressive and particularly spacious living room and enjoys a fine outlook overlooking the mature gardens. There is a good size dual aspect dining room along with a very well fitted kitchen breakfast room, this is the true heart of the home where family members tend to gravitate. Furthermore to the ground floor is a rear lobby leading to a ground floor cloakroom WC and to the utility room.

To the first floor there is a spacious landing serving all rooms, leading to the impressive master bedroom with en suite shower room and leads out onto a delightful balcony terrace. There are 4 further good size bedrooms, a family bathroom along with a separate WC. From the landing stairs rise up to a useful attic store which lends itself to a wide variety of uses.



## Entrance Hall

With solid oak flooring, staircase rising to the first floor along with useful under stairs storage.

## Sitting Room 4.47m marrows to 3.48m x tbc (14'8 marrows to 11'5 x tbc)

Part glazed double doors welcomes you into this pleasing cosy room. An attractive open fire brick fireplace stands to the centre of the room having timber surround and quarry tiled hearth. Steps lead down opening into

## Living Room 7.57m max x 6.15m (24'10 max x 20'2 )

The impressive bright and spacious triple aspect living room will accommodate the largest of family gatherings and is an ideal reception room for hosting and entertaining guests. There are fine views that overlook the garden beyond along with French doors that open directly onto the crazy paved patio and enjoys seclusion and privacy.

## Dining Room 6.73m x 3.91m narrows to 3.33m (22'1 x 12'10 narrows to 10'11)

Accessed from the hallway, this generous reception room will accommodate a large dining set. Dado rail, pleasant outlook over looking the front and rear elevation.

## Kitchen Breakfast Room 4.47m x 3.23m (14'8 x 10'7)

Having been well fitted with farmhouse shaker style door fronted units, there are ample working surfaces with inset 1.5 bowl sink unit. A gas fired AGA range with hot plates provides a fine focal point to the room and stands into recess with tiled splash back, built in shelving either side incorporating plate rack. Fitted timber bench seating wraps around to one corner providing ample space to sit around and enjoys a pleasant outlook overlooking the rear garden. Part tiled walls, door to

## Rear Lobby 2.87m x 1.02m max (9'5 x 3'4 max)

Useful access to the garden, sliding door to cloakroom and to the utility room

## Cloakroom WC 1.42m x 0.81m (4'8 x 2'8 )

Low level WC along with corner wash hand basin

## Utility Room 3.84m max x 2.87m (12'7 max x 9'5)

A particularly spacious utility room having additional fitted base units with inset 1.5 bowl stainless steel sink unit, there are working surfaces with inset electric hob, and eye level oven . There is space for under counter appliance. Cupboard with space and plumbing for washing machine, and boiler feeding central heating system. Door leading to garden

## First floor

## Landing

Feature window

## Master Bedroom 4.65m max x 4.55m (15'3 max x 14'11)

A splendid bright and spacious room that has direct access leading out onto a substantial balcony terrace with wrought iron balustrade railings, Nb: The owners have a spiral staircase that could be fitted to interconnect to the garden below. Please ask for further details. This fine terrace enjoys a high degree of sunshine and provides a perfect place to relax and unwind and enjoys superb views towards the countryside beyond.

## En Suite Shower Room 2.41m x 0.97m (7'11 x 3'2 )

Shower enclosure, mixer unit fed from the mains, WC, wash basin with waterfall tap inset onto timber floating effect shelf. Fully tiled walls and floor

## Bedroom 2 3.53m x 3.18m (11'7 x 10'5)

A spacious double room that enjoys a pleasant outlook overlooking the garden. Large double fitted wardrobe, generous airing cupboard with immersion heater plumbed to the AGA.

## Bedroom 3 5.94m x 5.49m (19'6 x 18'0)

An extremely good size double bedroom with Velux skylight and vaulted ceiling provides a great feeling of space. A staircase leads down to the rear garden with easy access to the garage/workshop below. This will be of particular interest to those purchasers seeking an annex style joint co habitation arrangement, for example those with with a dependent relative or grown up children that require their own space. With some reconfiguration it could be adapted to create a self contained annex incorporating the large garage below subject to PP.

## Bedroom 4 4.67m max x 2.59m (15'4 max x 8'6 )

A smaller double room with built in wardrobe, views overlooking front elevation

## Bedroom 5 3.23m x 2.59m (10'7 x 8'6)

A further double bedroom, views overlooking front elevation

## Attic Store 5.44m x 3.89m (17'10 x 12'9)

With velux skylight, timber panelling. The is used as an occasional guest bedroom by the current owners.

## Garage workshop 6.71m x 5.69m (22'0 x 18'8)

With large up and over door, power and light connected, Lending itself to a multitude of uses. Could be reconfigured to create annex style configuration if desired subject to PP.

## Garden

The gardens are a true delight to this fine home and have been lovingly tended and cared for by the current home owners. The gardens offer numerous places of interest and are found to be extremely well stocked with numerous flower borders teeming with a wide variety of established plants and shrubs. There are several varieties of mature established trees and are predominantly situated to the outer edges of the garden and provide a great deal of seclusion, privacy and create a commanding feature.

The garden has been thoughtfully planned with numerous areas to sit and enjoy the sunshine throughout various times of the day. There is a timber built garden bar with serving hatches finished with pan tiled roof ideal for party's and entertaining. To the side is a lovely hen house with large chicken run screened with a mass of wild flowers. This area is conveniently situated to one corner which enjoys some dappled shade beneath a horse chestnut tree allowing the hens plenty of space to run and roam free. Who doesn't love a fresh egg in the morning!

There is a large expanse of level lawn clearly having been well manicured. Situated to the far corner is a most useful tin barn providing ample storage for bikes, surfboards gardening equipment etc. Furthermore, the large balcony terrace provides great additional space to sit and enjoy the sunshine taking full advantage of the pleasant far reaching countryside views.

Services:

All mains connected. Oil fired central heating.

Council Tax:

Band F.

Energy Performance Certificate:

Band E

Tenure:

Freehold



**DIRECTIONS**

From Barnstaple and at the centre of Branton proceed directly across the junction and carry on directly ahead across the traffic lights signposted towards Ilfracombe. Continue for approximately 1 mile entering the village of Knowle and proceed passing the service station garage on your right hand side. Proceed ahead passing Manor Mill Road on the right then shortly after bear into the right hand lane which veers off into Church Hill Lane. This is just before where the main road bends to the right. Continue up this hill where the entrance to Greystokes will be found on your right hand side and is accessible via the pillared entrance gate that lead down and around to the front of the property.



**VIEWING**

**By appointment  
through  
Phillips Smith &  
Dunn,  
BRAUNTON OFFICE  
01271 814114**



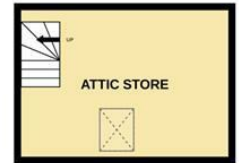
GROUND FLOOR



1ST FLOOR



2ND FLOOR



### GREYSTOKES, KNOWLE

Whilst 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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