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A Good Sized 3 Double Bed Detached Bungalow

Guide Price

Briards, Langs Field, Croyde, Devon, EX33 1QD

£639,950

- Detached 3 Bed Bungalow
- Kitchen Breakfast Room
- Impressive Ent Dining Hall
- Cul De Sac Position
- Utility Room
- Bright & Spacious Living Room
- Convenient To Beach & Centre
- Bathroom & En Suite Shower Rm
- Fine Sea Views

Directions

From Barnstaple proceed along the A361 to Braunton. Continue to the very centre of the village and at the crossroads turn left signposted to Croyde and Saunton. Continue along this road for approximately 4 miles and continue to the village of Croyde. Proceed passing Downend carpark on your right hand side and continue ahead and take the first turning on the right into Langsfield. Briards will be found at the head of the cul de sac on the right hand side.

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Room list:

Storm Porch

Entrance / Dining Hall
8.13m x 3.00m (26'8 x 9'10)

Utility Room
2.44m x 1.35m (8'0 x 4'5)

Kitchen / Breakfast Room
3.94m x 3.89m (12'11 x 12'9)

Bedroom 1
5.72m max x 3.30m max (18'9 max x 10'10 max)

Bedroom 2
4.39m x 2.64m (14'5 x 8'8)

Bedroom 3
3.33m max x 3.20m max (10'11 max x 10'6 max)

Bathroom
4.37m max x 2.24m (14'4 max x 7'4)

Cul-De -Sac Position

Elevated Position

Must Be viewed

Overview

'Briards' is found to be a most spacious and individual 3 bedroom detached bungalow that stands within an enviable position conveniently situated at the head of a cul- de-sac within a private road. The property is well positioned and is within easy walking distance to Croyde beach and also to the centre of the village with its independent shops, well respected public houses, tea rooms and restaurant. The property will be of particular interest to those purchasers seeking a special retirement home, bolt hole retreat, or alternatively will make an excellent investment opportunity which would generate a sound and steady income stream.

This delightful property offers flexible accommodation and benefits from full PVC double glazed windows along with oil fired central heating. Briefly the internal accommodation comprises, storm porch leading to the entrance door, upon entering the property you are welcomed into an impressive entrance dining hall which is a particular fine feature, your eye is drawn down the hallway to the living room which enjoys stunning views overlooking the neighbouring field and towards the sea. There are 3 bedrooms, the principle bedroom has an en suite shower room along with a fitted wardrobe. There is a well proportioned shaker style kitchen breakfast room fitted with a comprehensive range of base and wall units, along with ample working surfaces with inset sink unit and integral dishwasher, this room enjoys a pleasant outlook overlooking the front garden. Furthermore, from the entrance dining hall there is a utility room with space and plumbing for domestic appliances and sink unit. The spacious family bathroom comprises of a 3 piece white suite with bath and shower over. WC. Fitted vanity unit with wash basin. The living room really provides that 'wow factor' and is the heart of the home which enjoys a bright and spacious dual aspect with splendid views towards the sea and headland. There are also French patio doors that lead out into the enclosed sunny garden.

Directly to the front of the property there is a brick paved driveway providing off road parking for numerous vehicles, a pathway leads to the front of the bungalow leading to the front door under a storm porch. The front garden is laid to lawn to the majority with established flower borders stocked with a wide variety of plants and shrubs. Whilst to the side and rear the gardens have been designed with easy maintenance in mind. There is a large expanse of patio considered ideal for alfresco dining and entertaining with a timber pergola situated to one corner, the views are a true delight which can only be fully appreciated upon a formal viewing. There is also an additional space that could be most suitable to site a hot tub.

Outside

Croyde is renowned as one of the region's most visited holiday destinations, driven by the delightful sandy bay and excellent surfing. Close by is the larger beach at Saunton where there is also the acclaimed Saunton Golf Club with its two championships courses. Braunton village is under 5 miles to the east and connected by a regular bus service. Here there are an excellent range of amenities to cater for everyday needs including Tesco's and Cawthorne Stores, medical centre, public houses, churches, coffee shops and a good number of local shops and stores. Barnstaple, the regional centre of north Devon, is 5 miles from Braunton and provides further social amenities including the North Devon Leisure Centre, Queens Theatre and Cinema. The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 and the Tarka Rail Line connects to Exeter which picks up the main London Paddington route.

Close by is the South West Coast Path with it's many miles of superb walks. Also close by is Braunton Burrows, one of the largest dune systems in the UK and is a UNESCO Biosphere, AONB. This is a great area for dog walking and exercise. Some of North Devon's most splendid countryside surrounds Croyde making this property an excellent opportunity to acquire a LIFESTYLE home which could also produce an excellent income stream as a holiday let.

Services

Oil Central Heating, Mains water and electric.

Council Tax band

E

EPC Rating

D

Tenure

Freehold

