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Well Presented 3 Bed Detached Family Home

Asking Price

2 Stanbury Road, Knowle, Braunton, EX33 2NR

£445,000

- 3 Bedrooms, 2 Receptions
- Kitchen, Cloakroom
- 4 Piece Family Bathroom
- Gas Heating, uPVC Double Glazing
- Superb & Well Tended Gardens
- Garage & Parking
- Excellent Residential Location
- Exterior Utility Room
- EPC: D

Directions

From Braunton square, proceed on the A361 Ilfracombe Road. After 1 mile, enter Knowle and proceed past the garage and the bus stop on the right. Take the next turning on the right in to Manor Mill Road and then first right into Stanbury Road. The house is the first on the right.

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or email braunton@phillipsland.com

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Room list:

Entrance Porch & Hall

Clackroom

Sitting Room
5.07 x 3.75 (16'7" x 12'3")

Dining Room
3.77 x 2.72 (12'4" x 8'11")

Kitchen/ Breakfast Room
3.75 x 2.99 (12'3" x 9'9")

Landing

Bedroom 1
5.10 x 2.98 (16'8" x 9'9")

Bedroom 2
3.77 x 2.98 (12'4" x 9'9")

Bedroom 3
4.07 narr 1.81 x 2.75 (13'4" narr 5'11" x 9'0")

4 Piece Bathroom
2.56 x 1.88 (8'4" x 6'2")

Garage & Parking Spaces

Utility Room
2.74m x 1.73m (9'0 x 5'8)

Delightful Gardens & Workshop

Overview

We are delighted to offer this very well presented detached house which is situated in the sought after village of Knowle. The current owner has resided at the house for 30, very happy years. This is evident as soon as you enter the house as the very light and airy accommodation is very welcoming.

We recommend a full viewing as soon as possible, not only to appreciate this lovely house but to avoid disappointment as homes of this nature are few and far between and sell well. This is the only true house in Stanbury Road, which is a cul de sac which is principally comprised of bungalows. The house stands on a very good size plot which will allow for the possibility to extend the accommodation, subject to planning. Alternatively, a wrap around conservatory could be added which would take advantage of the sun and to admire the garden from the house.

The house benefits from PVC double glazing and gas heating. The rooms flow nicely and comprise; entrance porch and hall where there is a useful cloakroom. The sitting room is double aspect with an electric fire and a door to the dining room. Here there is a patio door which leads out to the garden and access to the kitchen which also has access to the outside. There are 3 good size bedrooms, two having built in wardrobes, and a 4 piece family bathroom.

However, it is the gardens which are the real feature of the property. These are set mainly to the side of the house and are extremely well laid out and maintained. There are lawns, patios and many places to sit and enjoy the sun and view. There are many features including stone raised paths with wrought iron railings and rose arch, a feature well and a delightful small stream which runs through the garden. There are 2 bridges, one stone and one wood and a wealth of tree, shrubs, flowers and soft fruits. There is a vegetable garden with greenhouse and timber shed to the rear, whilst to the side is a summerhouse and a very useful, block built store/utility with hot and cold water with power and light connected. An attractive stream meanders through the fertile garden, this property is an oasis within the village.

To the front, there is a garage and 2 side by side car spaces. Stanbury Road is a cul de sac so it is a quiet area and there is further parking in the road.

Location

Stanbury Road is off Manor Road and forms part of the very sought after village of Knowle. This is approximately 1 mile from the larger village of Braunton and offers a garage, with post office/store and a well respected public house/restaurant. There is a regular bus service to Braunton .

Braunton is one of the largest villages in the country and caters well for it's inhabitants. There are a good range of amenities for everyday needs including primary and secondary schooling, medical centre and a good number of local shops and businesses. The sandy beaches at Croyde and Saunton are within an easy drive as is the renowned Saunton Sands Golf Club with its two 18 hole links golf courses. The bus service connects further to Barnstaple, approximately 6 miles to the south east and here there is access to the M5 motorway, via the North Devon Link Road, and the rail link to Exeter in the south. From here there is direct rail access to London.

In all, this is a lovely property which will make for a very comfortable home for a growing family, or the actively retired. We recommend a viewing at the earliest opportunity to avoid disappointment.

Services

All mains connected.

Council Tax band

D

EPC Rating

To be confirmed

Tenure

Freehold

Viewings

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

