



Directions

From Barnstaple proceed on the A361 to Braunton and carry on to the centre of the village. At the crossroads and traffic lights turn left signposted to Saunton and carry along this road. Pass the White Lion public house on the right hand side, continue on to the Saunton Road. The property will then be found on the right hand side after a short distance set back from the road.

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Call 01271 814114

or email braunton@phillipsland.com

Superb & Individual Spacious Character Home

Asking Price

Folly Farm East, Saunton Road, Braunton, Devon, EX33 1HD

£670,000

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- 4 Bedrooms, 2 Reception Rooms
- Exceptional 4 Piece Bathroom
- Gas Heating & Leaded window
- Stunning Kitchen/Breakfast Room
- Glorious Gardens with Patios
- Combines Modern and Character
- Useful Utility Room & Cloakroom
- Off Road Parking to front
- Grade II Listed. EPC: exempt



Forming part of the original Folly Farm and dating back many hundreds of years, this stunning cottage would have owned the surrounding land of what is now Saunton Park. This is an excellent and very rare opportunity to acquire a most attractive Grade II Listed thatched Devon cottage of cob and stone and which demands a full internal viewing to fully appreciate the accommodation. The cottage was re thatched in 2020.

The property has been expertly extended to offer extremely comfortable and spacious accommodation benefitting gas fired radiator central heating. The many attractive and original features combine nicely with the contemporary additions the property now boasts. The cottage has a large entrance hall with slate floor with under floor heating and which flow into the superb kitchen/breakfast room extension. This is to the rear of the cottage and overlooks the garden. This marvellous room has two sets of twin French doors which open on to the decking and the crazy paved sitting area to the side. Both these areas offer space and privacy to dine 'al fresco'. The room is also vaulted with 3 pairs of skylights making this a very bright room. Furthermore, there is an excellent run of oak work surfaces and breakfast bar giving an excellent space in which to cook. There are some inset appliances and good use of lighting making this room the hub of the cottage. The double aspect sitting room has French oak flooring and an attractive floating fire place, whilst the separate dining room has a lovely herringbone wood block floor and access to a useful utility room and the ground floor bedroom 4. Also to the ground floor there is a very useful cloakroom.

To the first floor is a wide and bright landing which offers access to the bedrooms and bathroom, The master bedroom has a walk in shower, an attractive sink unit and good size wardrobe space. There are two further good size bedrooms and a very well appointed, split level 4 piece bathroom.

The property stands on a good sized level plot with off road parking to the front whilst there is side access which then opens to a most delightful cottage garden to the rear of the property which again offers a good degree of privacy and is laid principally to lawn with decking and crazy paved areas including mature fruit trees, shrubs, soft fruits and a variety of other plants and shrubs. There is also a very good sized summerhouse with store to the side of the rear garden.

In all this is a most superb cottage which demands a full internal viewing to appreciate the high quality accommodation, excellent garden and good parking facilities. Properties of this nature are always in very good demand being almost a one off should be viewed at the earliest opportunity to avoid disappointment.



The cottage stands just off the Saunton Road with excellent parking facilities to the front and is on an easy, almost level walk to the village centre. Being situated to the western side of Braunton means there is easy access to the sandy beaches at Croyde and Saunton a Mecca for keen surfers and water sport enthusiasts, also at Saunton is also the renowned golf club with its two championship courses. A regular bus service connects to these beaches.

Close by is Braunton Burrows, the largest sand dune system in England. It is a UNESCO biosphere reserve and a great dog walking area and to exercise. Braunton caters well for its inhabitants with primary and secondary schools, restaurants, public houses and a health centre. There is the family run Cawthorne's Stores in the village centre, whilst a Tesco's superstore is to the edge of the village. The bus service also connects to Barnstaple, the regional centre of north Devon and which is approximately 5 miles to the south east. Here there are good shopping facilities in the town centre at Green Lanes and out of town shopping at Roundswell. There are excellent leisure and social facilities with a brand new leisure centre, Taka Tennis, Scott's cinema, Tenpin Bowling and The Queens' Theatre.

The North Devon Link Road provides a convenient route to the M5 Motorway at junction 27. The Tarka train Line takes you to Exeter and from here there is a direct rail route to London Paddington.

Room list:

Entrance Porch

Entrance Hall

Sitting Room
5.09m x 4.02m (16'8" x 13'2")

Dining Room
5.10m x 4.48m (16'8" x 14'8")

Kitchen/ Breakfast Room
6.22m x 5.20m max (20'4" x 17'0" max)

Cloakroom

Utility Room
2.45m x 2m (8'0" x 6'6")

Ground floor Bedroom 4
3.69m x 2.46m (12'1" x 8'0")

Master Bedroom
5.13m max x 4.27m (16'9" max x 14'0")

Bedroom 2
4.15m x 2.75m (13'7" x 9'0")

Bedroom 3
4.02m x 2.39m (13'2" x 7'10")

Well appointed 4 piece Bathroom

Off Road Parking To The Front.

Delightful Gardens Mainly To The Rear.

Services

All Services

Council Tax band

Business Rated

EPC Rating

Exempt

Tenure

Freehold

Viewings

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

