



Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village and at the crossroads and traffic lights turn left signposted to Croyde and Saunton. Continue along this road through Saunton and down into Croyde village. Continue to the centre of the village, bear right into St Marys Road. At this point slow down and the entrance will be found immediately after the cream tea rooms, May Cottage, on the left. Continue up the lane which narrows towards the Thatched Cottage and turn into the gravel car parking spaces on the left hand side.

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

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In Prime Village Centre Position

The Granary St. Marys Road, Croyde, Devon, EX33 1PE

Asking Price

£665,000

- A Quality 2 Bedroom House
- Bright & Spacious Accommodation
- Private Tucked Away Position
- Lovely Open Plan Layout
- 2 Shower Rooms, Utility Area
- Study Area & Balcony
- Calor Gas Heating, Double Glazing
- Parking & Courtyard Garden
- NO ONWARD CHAIN



Room list:

Hall Area

2.77 x 2.49 (9'1" x 8'2")

Dining Area

2,45 x 2.3 (6'6",147'7" x 7'6")

Living Area

4.40 x 3.86 (14'5" x 12'7")

Kitchen Area

4.36 x 3.10 (14'3" x 10'2")

Shower Room

2.49 x 0.9 (8'2" x 2'11")

Landing & Study Area

Bedroom 1

4.86 x 2.85 (15'11" x 9'4")

Bedroom 2

3.62 x 2.71 (11'10" x 8'10")

Shower Room

Utility Area

1.85 x 1.42 (6'0" x 4'7")

Delightful Walled Courtyard Garden

2 Parking Spaces & Car Charging point

We are delighted to offer to the market for the first time, The Granary, a detached former barn located to the heart of the choice coastal village of Croyde. This attractive and very individual property is offered in excellent condition with very well presented accommodation. There is the benefit of calor gas heating and double glazing along with 2 car spaces with an electric car charging point. Furthermore, there is attractive oak flooring throughout and generous tiling to the shower rooms.

We highly recommend a full viewing to appreciate this lovely property and the very pleasant position it sits in. The house is only a few minutes walk from the very centre of the village yet it occupies a quiet and private plot. The present owners have developed a former out building to produce what is now a most comfortable home which will be of interest to a wide market. At present it is a successful holiday let which produces a regular income, however, it would make for an easy to run private home or private 'lock up and go' holiday retreat.

The rooms flow nicely and, being open plan to the ground floor, offers space and light. This is apparent as soon as you enter the hall area. The twin, full height bi folding doors to the living area ensures the light floods this and the dining area. There is a well fitted kitchen area with a central store cupboard, a shower room and walk in airing cupboard. Although it is one open plan room, the central cupboard and low dividing wall from the hall area, demarks the different areas nicely.

The first floor has painted beam ceilings and a study/ quiet area/ landing with french doors opening on to the rear balcony. There is a very useful utility area with door to the side steps which lead down to the courtyard garden. Also to the first floor are two double bedrooms with the main bedroom also having access on to the balcony. This is a lovely place to sit, unwind and enjoy the outlook over a grass meadow. Also, there is a well appointed shower room.

To the front of the property are 2 car parking spaces, with a car charging point, and there is an external staircase to the first floor landing. To one side of the property is the balcony which overlooks a grass meadow, whilst to the other is a delightful, enclosed courtyard garden. This has an attractive stone wall with pan tiles, flower beds and garden shed. This offers a good degree of privacy and is easy to maintain.

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 championship, links courses. The village has good pubs and restaurants and a busy post office/ store.

Braunton is under 5 miles to the east and connected by a regular bus service. Here there is an excellent range of amenities to cater for everyday needs including Tesco's and Cawthorne's 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 a brand new leisure centre, The Queens Theatre and a cinema. There is covered town centre shopping at Green Lanes and out of town shopping at Roundswell. 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

Water, Electric

Council Tax band

Business Rated

EPC Rating

TBC

Tenure

Freehold

Viewings

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

