



27 CHURCH STREET, BRAUNTON

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Impressive & Most Spacious 4 Bedroom Character House

27 Church Street, Braunton, EX33 2EL

Guide Price

£575,000

- Grade II Listed House With Parking
- Charm & Character Throughout
- Superbly Presented Home
- 3 Reception Rooms
- 4 Bedrooms 1 En Suite
- Beautiful Orangery
- 4 Piece Stylish Bathroom
- Lovely Garden & Cobbled Courtyard
- Garage & Off Rd Parking

Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village. At the crossroads and traffic lights turn right into East Street. Continue to the top of the road and take the first turning left turn into Church Street passing through the traffic calming bollards, proceed down the road and after approximately 150 yards the property will then be found on the left hand side. You can park to the side of the property on the private driveway.

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

Call 01271 814114

or email braunton@phillipsland.com

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Room list:

- Entrance Hall**
3.68m x 0.99m (12'1 x 3'3)
- Sitting Room**
4.78m x 4.39m (15'8 x 14'5)
- Dining Room**
4.95m x 3.23m (16'3 x 10'7)
- Breakfast Room**
6.73m x 2.54m (22'1 x 8'4)
- Kitchen**
3.84m x 2.16m (12'7 x 7'1)
- Orangery**
6.83m x 2.18m (22'5 x 7'2)
- First Floor**
- Bedroom 1**
- En Suite Shower**
2.03m x 1.83m (6'8 x 6'0)
- Bedroom 2**
4.14m x 3.68m (13'7 x 12'1)
- Bedroom 3**
3.71m x 2.59m (12'2 x 8'6)
- Bedroom 4**
2.67m x 1.93m (8'9 x 6'4)
- Bathroom**
3.45m x 1.88m (11'4 x 6'2)
- Garden Office**
1.78m x 1.96m (5'10 x 6'5)
- Stone Outbuilding Store**
- Garage**
4.67m x 2.34m (15'4 x 7'8)

Phillips Smith & Dunn are delighted to offer to the market this most attractive and particularly spacious 4 bedroom Grade II listed end of terrace house. The property is believed to date back to circa 1700 which at the time Church Street was the main thoroughfare to the village centre. This impressive home has been subject to numerous improvements and sympathetic modernisation whilst retaining its identity and a wealth of charm and character. Just some of the works undertaken by the current owners include a recently renovated kitchen with quartz working surfaces, the installation of oak flooring to the sitting room along with beautiful cast iron radiators, a fine garden home office has been created at the bottom of the garden, along with hand built bespoke garden gates to name just a few furthermore, the property is found to be tastefully decorated with a pleasing Californian blue colour scheme that flows throughout maintaining uniformity.

The accommodation flows nicely and briefly comprises, panelled door with brass ironmongery welcomes you into the home, with a long entrance hall that leads into a bright and spacious breakfast room that overlooks the rear garden, an attractive fireplace with tiled surround provides a fine focal point. The generous sitting room has a pair of sash style windows and heavy beams to ceilings providing plenty of charm along with a wood burning stove complimenting this impressive room. The formal dining room is also a well proportioned room that provides ample space for all the family to congregate and has a further wood burning stove. The kitchen is located to the rear of the house, found to be well fitted and tastefully finished with cottage style rustic units and lavish quartz working surfaces with inset sink unit. Furthermore to the ground floor is the most impressive orangery that overlooks the rear garden. This beautiful addition is the heart of the home in the summer and provides the perfect place to entertain and leads directly into the garden. A sky lantern allows plenty of natural light to flood into the room, and has a useful utility area to the far end. To the first floor there are 4 good size bedrooms, the master bedroom has an suite shower room whilst bedroom 2 has a walk in dressing room and each have attractive feature fireplaces. The 4 piece family bathroom provides that 'wow factor' with a traditional style suite along with cast iron roll top bath provides a splendid focal point.

The sunny South facing garden is a particular fine feature of this impressive family home and has the perfect balance of space for entertaining for the grown ups, there is a level lawn for children to play and even has the advantage of a home office studio tucked away in the bottom corner of the garden. A large cobbled courtyard provides space for a dining set where you can dine alfresco and enjoy sunshine late into the evening. There is a raised decked patio that enjoys a high degree of privacy with stone paving and pathway that leads down to the garden office. There is an additional stone outbuilding that is ripe for conversion and lends itself to a multitude of purposes. Furthermore, there is the advantage of a garage with remotely operated roller door and parking on the drive located to the side for 3 to 4 vehicles in tandem, EV charging point.

Standing in the old village means that the house is surrounded by other individual and attractive properties. The well respected Black Horse public House is literally a stones throw away!! St Brannock's Church is close by and a walk through the church yard takes you to the village centre., what could be more convenient?

Here there are good amenities including primary and secondary schools, Cawthorne's Store, Medical centre, coffee shops and many local independent shops and stores. Braunton is a large village and is well positioned for easy access to the lovely sandy beaches at Croyde and Saunton approx 5 miles to the west. Saunton also boasts a Golf Club with 2 championship courses. Barnstaple, the principle North Devon town, is 5 miles to the east and connected by a regular bus route which also serves to Croyde. Barnstaple offers excellent covered shopping in the centre at Green Lanes, whilst there is also out of town shopping at Roundswell. Social and leisure facilities include a soon to be finished Leisure Centre, Tarka Tennis, cinema and The Queens Theatre.

The North Devon Link Road offers a convenient and quick route to M5 motorway at junction 27 Tiverton where there is also Tiverton Parkway Railway Station which connects directly to London Paddington.

Services

All mains connected

Council Tax

Band D

EPC Rating

Band D

Tenure

Freehold

Viewings

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

