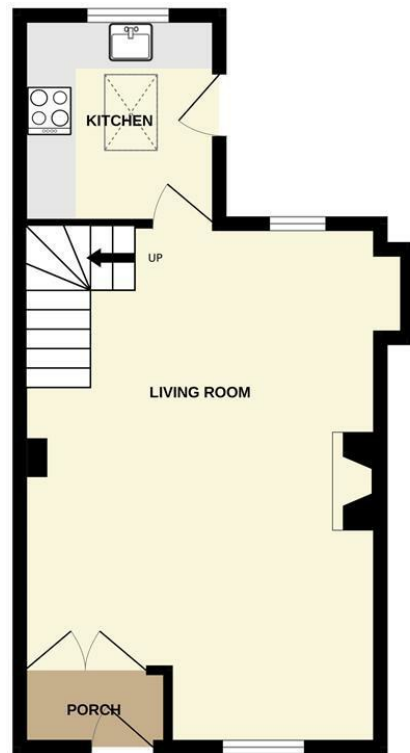
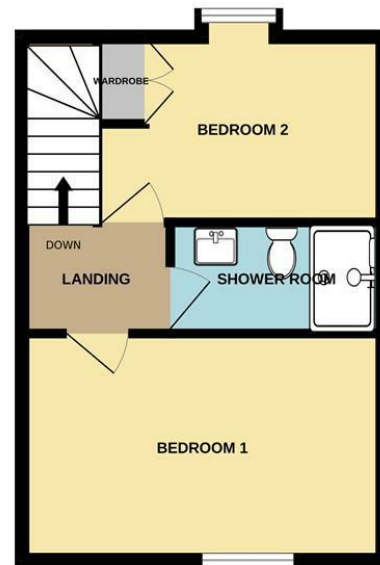


GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A Delightful Coastal Village Cottage

3 Inglenook Cottage St. Marys Road, Croyde, Devon, EX33
1PG

Asking Price

£499,950

- 2 Bedroom Character Cottage
- Delightful Living Room with Fireplace
- Lovely Garden with Outlook
- Viewing Is Essential
- Fitted Kitchen with Underfloor Heating
- Useful Utility & Store
- Very Deceptive Accommodation
- Nicely Appointed Shower Room
- NO ONWARD CHAIN

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or email braunton@phillipsland.com

Directions

From Braunton centre, turn left at the crossroads and traffic lights, signposted to Croyde. Continue on this road past Saunton and continue into Croyde. Go the the village centre and follow the road around to the right into St Mary's Road. The cottage is on the right, at the end, just before the sharp right hand bend to Georgeham. There is a communal drop off point in front of the cottage.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Room list:

Entrance Porch

Living Room

6.47 x 4.42 max (21'2" x 13'1", 137'9" max)

Kitchen

2.54 x 2.45 (8'3" x 8'0")

Landing

Bedroom 1

4.40 x 2.88 (14'5" x 9'5")

Bedroom 2

3.33 x 2.12 (10'11" x 6'11")

Shower room

1.91 x 1.28 (6'3" x 4'2")

Utility Room

3.12 x 2.08 (10'2" x 6'9")

Store

3.12 x 2.08 (10'2" x 6'9")

Garden With Lovely Outlook

Communal Drop Off Area To Front

Croyde is renowned as one of the region's most visited holiday destinations, driven by the delightful sandy bay and excellent surfing. There are good pubs, restaurants, garage and a postoffice/ shop. The larger beach at Saunton is close by 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 leisure amenities including a brand new leisure centre, The Queens Theatre and a Cinema. The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 whilst The Tarka Rail Line connects to Exeter which picks up the main route into London.

The South West Coast Path, with it's many miles of superb walks, is close by, as is Braunton Burrows, one of the largest dune systems in the UK, which is a UNESCO Biosphere, and an 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.

We highly recommend you view this delightful cottage which is located to the edge of Croyde village, one of the most sought after coastal villages in the region. The present owners have vastly improved the property and have invested wisely to produce what is now a most desirable home which will appeal to those who are looking for a comfortable character holiday home which will also produce a good income stream. Therefore, this represents a very good investment opportunity.

The accommodation flows nicely and benefits a wet electric radiator heating system, under floor heating to the kitchen and double glazing. You enter the property via the entrance porch which then opens into the charming living room. This is a superb room with excellent concealed lighting which provides a most relaxing ambience. The wood burner provides a focal point to the room, either side of this are attractive exposed stone wall features with concealed over lighting. Furthermore, there is an exposed ceiling beam and an attractive leaded arched window.

From the living room is the bright and well fitted kitchen which has a velux window which provides maximum light. Here there is an electric oven & hob, butler sink, dishwasher and a good range of base units, one with a space saving and convenient pull out shelf unit. There are attractive floor tiles which have underheating. To the first floor there are 2 light and airy bedrooms, one has a built in wardrobe. There is a well appointed shower room which also has ambient concealed lighting and down lighting in the recessed walls.

Immediately to the rear of the cottage is a small courtyard area and access to an outside utility room with plumbing and power. There are steps to the side which lead to a very useful store room which is over the utility room. The steps continue to a path which leads to the garden which is a short distance from the cottage. The garden area is laid to lawn with a dining patio area and BBQ area. This is superb area to dine al fresco with a maturing jasmine plant and other shrubs. The lovely open aspect is over fields, the village and onto open land and a sea glimpse in the distance.

This property can be occupied quickly as there is no onward chain and also with minimum of effort, as the cottage is in first class order throughout.



Services

Water, Electric & Drainage

Council Tax band

Currently Business Rated

EPC Rating

F

Tenure

Freehold

Viewings

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

