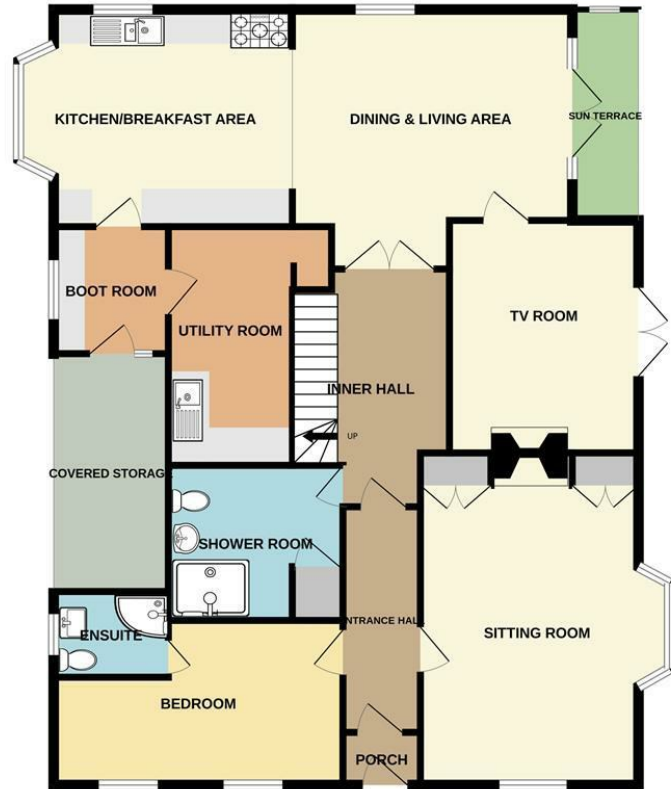
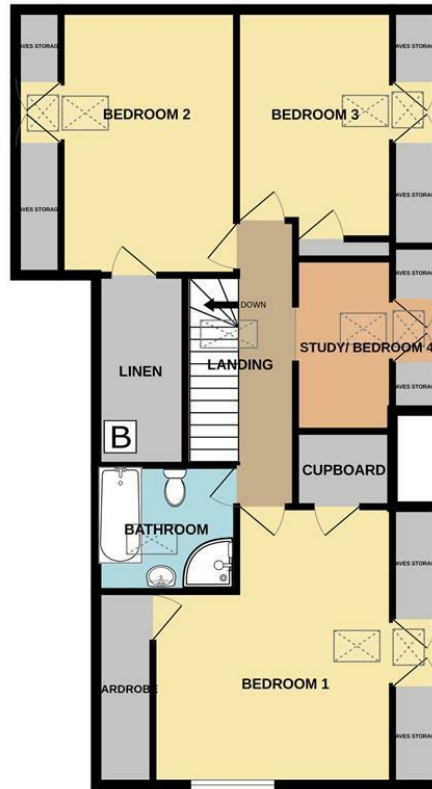


GROUND FLOOR  
1379 sq.ft. (128.1 sq.m.) approx.



1ST FLOOR  
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 2257 sq.ft. (209.7 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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**Directions**

From Barnstaple proceed to the centre of Braunton village. At the crossroads and traffic lights turn left signposted Croyde and Saunton. Continue along this road, pass The White Lion Pub on the right and continue on. Turn right into Kings Acre and then take the 3rd right into Pixie Lane. Proceed past the semi detached bungalows on the left hand side. After a short distance, Willand Road will be on the left marked as Private Road. No 6 is 2nd on the right hand side.

**Looking to sell? Let us value your property for free!**  
Call 01271 814114  
or email braunton@phillipsland.com

**1920's Home in Quiet Private Road**  
6 Willand Road, Braunton, Devon, EX33 1AX

Asking Price

**£635,000**

- Superb Detached 1920's Home
- Flexible Rooms, Income Potential
- Many attractive Features Throughout
- Viewing Is Essential To Appreciate
- 3 Receptions, Utility & Boot Room
- Gardens, Verandah & Covered Space
- 4/5 Bedrooms, 3 Bathrooms
- Super Kitchen with Breakfast Area
- Parking For 3 Cars

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:

### Porch, Hall & Inner Hall

#### Sitting Room

5.47 x 3.68 (17'11" x 12'0")

#### Kitchen/ Dining & Living Room

8.91 x 3.98 max (29'2" x 13'0" max)

#### TV Room

3.84 x 3.37 (12'7" x 11'0")

#### Bedroom

4.93 x 2.61 narr 1.82 (16'2" x 8'6" narr 5'11")

#### En Suite Shower Room

1.94 x 1.43 (6'4" x 4'8")

#### Shower Room

2.73 x 2.47 (8'11" x 8'1")

#### Boot Room

2.16 x 1.90 (7'1" x 6'2")

#### Utility Room

3.85 x 1.61 (12'7" x 5'3")

#### First Floor Landing

##### Bedroom 1

4.62 x 4.13 (15'1" x 13'6")

##### Bedroom 2

4.77 x 2.66 (15'7" x 8'8")

##### Bderoom 3

4.08 x 2.67 (13'4" x 8'9")

##### Study/ Bedroom 4

3.09 x 1.71 (10'1" x 5'7")

##### Family Bathroom

2.60 x 2.13 (8'6" x 6'11")

##### Off Road Parking For 3

##### Private West Facing Gardens

We are delight to bring to the market no.6 Willand Road which is a very comfortable and homely detached chalet style home offering extremely deceptive accommodation. The present owners have been in occupation for 27 years and in this time they have improved and thoughtfully extended the property. We thoroughly recommend a full viewing to appreciate not only the flexible accommodation but also the flow of the rooms and the most desirable position within which the property sits.

Willand Road is a delightful, gently sloping and private road which connects Pixie Lane up to Willoway Lane Being a private road, it does not invite anyone up and, as it is not overly wide, many people are surprised at it's very existence. This hedge lined and walled road is made up of similar but individual homes built in the 1920's. The property has delightful accommodation which has many character features including stripped floors, some original doors, attractive working fireplaces and picture rails. The modern additions include gas central heating, Upvc double glazing and good use of ceiling downlights. There are double velux windows to the bedrooms which allow plenty of light to flood in.

This home will appeal to those looking for something in a tucked away position to bring up a family and with potential for a dependant relative or to accrue an income. This is possible due to the well planned ground floor accommodation where there is both front and side access into the property. From the front is a porch and hall which gives access to a ground floor bedroom with ensuite and a large double aspect sitting room with bay window. This area can be separated by locking the inner hall door, thereby creating a space of it's own.

The inner hall has stairs to the first floor and a family bathroom off. However, the real hub of the house is the long kitchen, dining and living room which is over 8 meters long. Here, the well fitted kitchen has black granite work tops with breakfast bar and a delightful breakfast area with built in seating to the bay window. To the opposite end is the living area with French doors out to the verandah. The TV room also has French doors to the garden and a fireplace with iron surround. To the rear is a boot room/ rear porch and good size utility room with downstairs storage. From the boot room is access to the rear garden and a useful covered area.

The main first floor bedroom has a large walk in cupboard. The views from here are lovely and take in part of the village and over towards Saunton. There are 2 further bedrooms with cupboards and a study which could still be used as a bedroom, The family bathroom has a white 4 piece suite with tiled walls and floor.

The gardens are to the front and rear with side access. The front is laid to lawn with a part covered sun terrace and patio from the living room area. There are trees and shrubs offering a good degree of privacy. To the rear there is a further covered store area and lawned garden which is enclosed and child safe. There are double gates which open onto the parking spaces for 3 cars. A super magnolia tree stands in the garden and there is a small lean to greenhouse and a shed.

Willand Road is ideally located to offer easy access to the village and to the superb beaches at Saunton and Croyde. These are 4 and 5 miles respectively to the west and renowned for their quality of surf and superb sandy beaches. Saunton also has an excellent golf club with it's 2 championship course. There is limited passing traffic as only those who live in the road should drive slowly past.

Braunton is a lovely village which caters well for its inhabitants with an excellent range of amenities to cater for everyday needs. There are 3 good primary schools, a secondary school and further education at Barnstaple. Braunton has a Tesco superstore, the family run Cawthorne Store, public houses, churches, library and a good number of local shops and stores. There are also a good number of restaurants and coffee shops.

A regular bus service connects to Barnstaple, the regional centre of north Devon approximately 5 miles to the east and here a wide range of shopping and leisure facilities can be found. There is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, whilst the Tarka Train line connects to Exeter in the south which takes you directly to London.

## Services

All mains

## Council Tax band

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

