



TOTAL FLOOR AREA : 1684 sq.ft. (156.5 sq.m.) approx.  
Whist 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 follow the A361 to Braunton. At Wrafton, take the right fork sign posted to Heanton. Take the right hand turn, again sign posted to Heanton. Follow this road up the hill and into Heanton village. Turn left by the red telephone box and carry on. Turn right into Luscombe lane and follow around to the left and the Taw Croft is on the right with name plate on the gate.

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### Family Home With Stunning Views

Taw Croft Heanton Punchardon, Nr. Barnstaple, Devon, EX31 4DG

Asking Price

**£775,000**

- 3/4 Bedrooms & 2/3 Receptions
- Kitchen & Utility Room & Store
- Shower/ Cloakroom & Bathroom
- Front & Rear Conservatories
- Fabulous Large & Level Gardens
- Quite Superb Panoramic Views
- Double Garage & Ample Parking
- NO ONWARD CHAIN
- Same Family Ownership Since Built

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 Conservatory**  
3.22 x 2 (10'6" x 6'6")
- Entrance Hall**
- Sitting Room**  
5 x 4.55 (16'4" x 14'11")
- Conservatory**  
4,02 x 3,43 (13'1",6'6" x 9'10",14'0")
- Kitchen**  
3.84 x 3 (12'7" x 9'10")
- Dining Room**  
4.08 x 3 (13'4" x 9'10")
- Study/ Bedroom 4**  
4.08 x 1,83 (13'4" x 3'3",27'2'3")
- Utility Room**  
3.48 x 2.67 (11'5" x 8'9")
- Store**  
2.74 v 1.83 (8'11" v 6'0")
- Landing**
- Bedroom 1**  
5 x 3.10 (16'4" x 10'2")
- Bedroom 2**  
5 x 3.05 (16'4" x 10'0")
- Bedroom 3**  
3.91 x 2.85 (12'9" x 9'4")
- Family Bathroom**
- Double Garage**  
6.22 x 6.10 (20'4" x 20'0")
- Ample Parking**
- Lovely Gardens & Superb Views**

We are delighted to offer to the market 'Taw Croft' a detached 1960's family home which has been in the same family since it was built. Although the house requires updating, it offers tremendous potential for the next owner to put their own individual mark on the house and so become the custodian of what can be a fine family home.

The house occupies a most enviable position to the edge of this very sought after village, standing in a commanding location with quite breathtaking panoramic views over the Taw Estuary. The gardens are extensive, very level and will be of particular interest to keen gardeners to create something special from a blank canvass of lawns. The house is in a lovely tucked away position in a quality private road of individual homes.

Taw Croft is of traditional cavity construction with colour washed & rendered elevations under a tiled roof. The rooms flow nicely and benefit from gas heating and Upvc double glazing. The accommodation comprises an entrance conservatory to the front and a larger conservatory to the rear. The hall has a useful shower room & cloakroom and access to the main reception rooms. The sitting room has an attractive Minster fireplace with in set gas fire. There are 2 doors leading into the main conservatory and from here you can sit in comfort to take in the marvellous views. The dining room leads into the kitchen which then leads to a useful utility room & store. There is a study which could easily be a 4th bedroom. To the first floor are 3 bedrooms, 2 with wardrobes, and a family bathroom.

As there is ample space around the house which offers very good potential to extend to create more bedrooms and bathrooms, sub to pp. Furthermore, there is potential to build in the side garden (subject to planning permission) however, this is also subject to an overage in favour of the current owner.

Only when viewed can the full feel of the property and it's potential be fully appreciated. The house faces south so the view is phenomenal with the vista encompassing Coddan Hill to the east, down through the estuary and all the way around to Hartland Point in the west. It really could not get any better than this!!

Heanton Village is in an elevated position situated only 2 miles to the east of the large village of Braunton. This is a 5 minute drive away. Taw Croft stands to the very southern edge of Heanton and so takes full advantage of the panoramic view through the Taw Estuary.

The house is on a private road and has access via a 5 bar gate. There is a long brick drive up to the house and this opens to good car parking and turning space to the front of the detached double garage. The drive bisects the front lawn which are both level and large. There are flower beds, firs and a well tended apple tree. The lawns open to the side and to the front of the house. Here there are more shrubs, flower beds, a camelia bush and patio. The side garden is subject to an overage should this be developed in the future. However, it is the whole position and view which is the selling point of the house.

Braunton is considered one of the largest villages in the country and it caters well for it's inhabitants with a wide range of amenities. These include good primary & secondary schools, a Tesco super store and the family run Cawthorne's Store. There are some good restaurants, coffee shops, pubs and a good number of local shops and stores. Closeby is Braunton Burrows, a UNESCO site and this is ideal for walking and exercising dogs etc. This area can be clearly seen form the house. The sandy beaches at Saunton and Croyde are close by, whilst Saunton offers the renowned golf club with its 2 championship courses.

Barnstaple, the main town of north Devon, is under 5 miles away to the east. Here there a wider range of social, leisure and shopping facilities. There is covered shopping to the town centre at Green Lanes, whilst there are out of town shops at Roundswell. A new leisure center is close to The Tarka Tennis Centre and there is a cinema and The Queens Theatre.

Access on to The North Devon Link Road offers a convenient link to the M5 motorway at junction 27, whilst The Tarka Train Line connects to Exeter which then picks up the direct route to London.

## Services

Type your text here

## Council Tax band

F

## EPC Rating

F

## Tenure

Freehold

## Viewings

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

