



WELLPIECE, DOWN LANE, BRAUNTON, EX33 2LE

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**Detached House. Breath Taking Views. @1.75 Acre Paddock**

Well Piece Down Lane, Braunton, Devon, EX33 2LE

Asking Price

**£725,000**

- Spacious 4 Bed Family Home
- Private Elevated Secluded Position
- Enjoys Splendid Views
- In Need Of Some Upgrading
- Huge Scope & Potential
- NO ONWARD CHAIN
- Garden & 1.75 Acre Paddock
- Very Rare Opportunity
- EPC: Band E

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Call 01271 814114

or email braunton@phillipsland.com

**Directions**

From Barnstaple follow A361 to Braunton. At Wrafton bear right, signposted to Heanton Punchardon. Follow this road past Braunton Academy and at the button roundabout, continue on up the hill into Hillview. At the top, bear right up and around into East Hill. Carry on and where the sign for Down Lane will be on the left hand side. Proceed up the hill passing all the houses on the left and right hand side, proceed to the very end onto a single lane track, proceed for approximately a 1/4 of a mile all the way to the very end where you will find the property. For those that use 'What 3 words' the unique combination is ///caps.nervy.protected.

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 Hall**  
7.95m x 2.26m narrows to 1.12m (26'1 x 7'5 narrows to 3'8)
- Cloakroom**
- WC**  
1.42m x 0.71m (4'8 x 2'4)
- Kitchen Diner**  
4.06m x 3.66m (13'4 x 12'0)
- Dining Room**  
4.45m x 3.56m (14'7 x 11'8)
- Sitting Room**  
5.92m x 3.73m (19'5 x 12'3)
- Conservatory**  
3.68m x 3.53m (12'1 x 11'7)
- Bedroom 4 / Study**  
3.89m x 2.26m (12'9 x 7'5 )
- Master Bedroom**  
4.88m x 4.06m (16'0 x 13'4)
- En Suite Bathroom**  
2.74m x 1.65m (9'0 x 5'5)
- Bedroom 2**  
4.95m x 3.96m (16'3 x 13'0)
- En Suite Shower**  
1.73m x 1.57m (5'8 x 5'2 )
- Bedroom 3**  
4.45m x 3.07m (14'7 x 10'1)
- Family Bathroom**  
2.72m x 1.75m (8'11 x 5'9 )
- Garage**  
6.02m x 5.23m (19'9 x 17'2 )

## Overview

Well Piece is a spacious and individual detached family residence situated in an elevated and semi rural position outside of Braunton. NO ONWRD CHAIN. The house requires updating as is to the end of a HALF MILE ROUGH TRACK. However, The house enjoys a high degree of seclusion and privacy and stands on a good size plot enjoying stunning, far reaching views across neighbouring unspoiled countryside, over Braunton village towards the Taw & Torridge estuaries and on to Bideford Bay in the far distance. YOU WILL NOT GET A BETTER VISTA THAN THIS!!

Very close by there is a gently sloping paddock, to the rear of the house, which extends to approximately 1.75 ACRES and this is considered ideal grazing land / paddock for a horse or pony. In total, the house, gardens and paddock approach nearly 2 ACRES.

'Well Piece' was built around the mid 1990's by the current family to their own design and specification and has provided a fine family home ever since. Although eminently livable, the property is in need of some modernisation and updating yet benefits from uPVC double glazing and is oil centrally heated. This delightful family home offers huge scope and potential to extend or reconfigure the accommodation (Subject to PP) to produce something extra spacial. This is ideal for those who wish to place their own mark on a property whilst still in residence. The house faces west and the views are quiet breathtaking, however, these can only be fully appreciated when viewed in person as photographs cannot fully convey the vista on offer..

One enters the house via a covered storm porch and front door into the spacious entrance hall with the staircase rising to the first floor. The hall has access to the cloakroom area and on into the WC. The dual aspect kitchen diner has a wide range of base and wall units, a large expanse of working surfaces with inset sink unit and hob. Double doors lead through to a good size dining room with French doors leading out onto the front terrace. There is a sizeable dual aspect 21' sitting room which enjoys a pleasant outlook from the bow window. A wood burning stove with attractive hearth and surround provides a pleasing focal point to the room. From the sitting room doors lead into a conservatory which is to the side of the house. Further, to the ground floor, is a useful study which can easily be used as a 4th bedroom.

To the first floor there are 3 double bedrooms which are all to the front of the house, so benefitting from the views. The master bedroom has a balcony which takes full advantage of the splendid views, there are fitted wardrobes and a spacious 3 piece en suite bathroom. Bedroom 2 is dual aspect and also has the advantage of an en suite shower room. The family bathroom comprises a 3 piece coloured suite with ceiling skylight.

The agents advise a full inspection to appreciate the tremendous scope and potential the house offers along with its most enviable & private location. Properties of this nature are a rare find in today's market and the next owner will, undoubtedly, reside at the property for as many happy years as the current family have done.

## Services

Mains water & electric, private drainage

## Council Tax band

Band: E

## EPC Rating

Band: E

## Tenure

Freehold

## Viewings

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



## Garden, Paddock & Situation

The property stands on a good size plot, accessible via a timber gate. There is space for turning and a driveway providing ample off road parking for numerous vehicles. The large double garage measures 19'9 x 17'2 and could be reconfigured into further living accommodation if required - subject to pp. Located to the front of the property is a patio terrace and an area of lawn all of which take in the fine westerly views so enjoys light late into the day; a perfect place to sit and enjoy the sunset. Located to side is a good swathe of gently sloping garden and lawn stocked with numerous species of established trees. There is access along the back of the property leading to an enclosed small yard and provides rear access into the garage.

The paddock is within a stones throw and measures approximately 1.77 of acre and is accessed via a 5 bar gate. This provides a great lifestyle opportunity for those wanting a small holding to grow crops, poly tunnels or exercising or paddocking livestock.

Braunton village is considered to be one of the largest in the country and caters well for its inhabitants with an excellent range of amenities including primary and secondary schooling, medical centre, public houses, churches and a good number of local shops. There is also Tesco's superstore and the family run Cawthorne's store, whilst approximately 3 miles to the west are the sandy beaches at Croyde and Saunton. These are a mecca for surfing enthusiasts and renowned throughout the world. Saunton also offers an excellent golf club with two championship courses.

There is a regular bus service which connects to Barnstaple, the regional centre of north Devon, approximately 5 miles to the east. Here a wider range of amenities can be found including The Queens Theatre, a brand new leisure centre, covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There are further super stores on offer whilst The North Devon Link Road provides a convenient route to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter in the south and this picks up a direct route to London.

In all this is a tremendous opportunity to acquire a home for a growing family in a superb position and which can be occupied very quickly.

