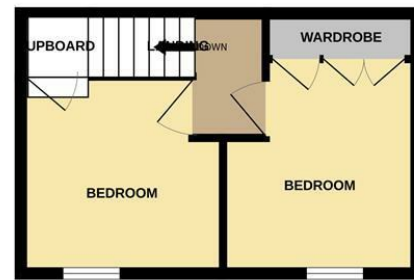


GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
232 sq.ft. (21.5 sq.m.) approx.



BEACON COTTAGE

TOTAL FLOOR AREA: 742 sq.ft. (68.9 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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Superb Character Cottage
Beacon Cottage West Hill, Braunton, Devon, EX33 1AR

Asking Price

£475,000

- A Very Impressive Thatched Cottage
- Immaculate Throughout
- Grade II Listed, No Onward Chain
- Stunning Views & Amazing Gardens
- 2 Bedrooms, Open Plan Living Room
- High Quality Kitchen & Bathroom
- Tucked Away Position & Parking
- Many Character features
- Viewing Is Essential To Appreciate

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

Directions

From Barnstaple proceed along the A361 to Braunton. At the traffic lights and crossroads in the centre of the village turn left, signposted to Saunton and Croyde. Continue along this road and pass the White Lion pub. Take the next turning right into Sharlands Lane. At the top turn right. Carry on along this road and take the left turn

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

Open Plan Sitting Room & Dining Room

5.75 x 3.58 (18'10" x 11'8")

Lovely Kitchen

6.36 x 2.44 (20'10" x 8'0")

Well Appointed Shower Room

2.66 x 1.72 (8'8" x 5'7")

Landing

Bedroom 1

2.96 x 2.58 (9'8" x 8'5")

Bedroom 2

2.82 x 2.72 (9'3" x 8'11")

Side Utility Room

2.06 max x 1.90 (6'9" max x 6'2")

Off Road Parking Space

Magnificent Gardens With Summer House

Outstanding & Far Reaching Views

Immaculate Throughout

Very rarely does a property of such quality come to the market and Beacon Cottage certainly offers quality, even if it is over quantity. The present owner has spared no expense and thought to ensure this charming cottage is in prime condition both inside and out. The detail in the modernisation is exacting, however, only with a full viewing can this very typical Devon thatched cottage be fully appreciated.

The cottage sits in tucked away location on West Hill and takes in the most splendid open views over Braunton, The Great Field, the estuary beyond and on to Bideford Bay. The views can also be appreciated from the wonderful gardens to the rear. There is the benefit of gas central heating with some column style radiators and sealed unit double glazed windows. The many character features include window seats, beam ceilings, inglenook fireplace to the sitting room, antique style window furniture and stained glass and stripped inner front door.

The immaculate accommodation is sure to impress with an attractive entrance porch with pan tiled roof, part glazed and leaded front door and pleasing ornated tiled floor. The inner door leads into the bright open plan sitting room and dining room, both of which have window seats. The part painted and part stained beamed ceiling compliments the attractive wood style floor. The sitting room has a lovely inglenook fireplace with gas fire, exposed stone surround and inset beam over. The staircase to the first floor has built in storage drawers and shelving over. There are 2 steps which take you into the kitchen. This is a very bright room and is well fitted with a good range of units with granite worksurfaces and a stable door to the rear courtyard garden. The ground floor shower room is well appointed with part panelled and part tiled walls and tiled floor. To the first floor are 2 very comfortable bedrooms.

The cottage benefits a parking space to the side with gates opening into the rear courtyard garden. Here there is space for another car and attached to the side is a very useful utility room. Steps ascend to the rear gardens and these really have the WOW factor. Laid for maximum impact but low maintenance, there are many places to sit and take in the peace and quiet. There are generous patios to enjoy an evening drink and the higher patio is ideal for a hot tub from where one can still enjoy the open vista which swings around to Chapel Mount. Shrubs and flower beds are in abundance with many interesting plants making this a real oasis and haven. There is a large summer house with a good size deck the the front. However, the centre piece of the garden is the oval heated garden gazebo with shingle roof and seating. There could not be a better place to entertain and dine al fresco, in this very private position whilst taking in the view.

The cottage has been a very successful holiday let but would also make for a most comfortable home for a couple or as a bolt hole retreat where one can really get away from it all!!

The property is situated in an excellent elevated position which takes full advantage of the amazing views and stands off Rock Hill. Although this is quite steep, it descends down into North Street thus offering a bracing walk down to the village centre and its amenities.

Braunton is considered one of the largest villages in the country and caters well for its inhabitants with an excellent range of amenities . These include primary and secondary schooling, medical centre, a Tesco's superstore and the family run Cawthorne's Supermarket. There are a good number of local shops and businesses, churches, restaurants and coffee shops.

The village is ideally located for easy access to the sandy beaches at Saunton and Croyde, approximately 5 miles to the west. These are renowned for their excellent surfing and golden sands. They are extremely popular with holiday makers wishing to get the most from their holiday. There is a regular bus service which also connects to these beaches and to Barnstaple, the regional centre of north Devon approximately 5 miles south east. Saunton also offers the Golf Club with it's 2 championship links courses. Close by is the Pixie Dell Convenience Store and Kingsacre primary school. Also a few minutes drive away is Braunton Burrows, a UNESCO Biosphere in an AONB. This is the largest sand dune system in England which offers a huge area ideal for exercise and dog walking.

Barnstaple offers a wide range of amenities including covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell. There is brand new leisure centre and The Queen's Theatre. Quick access to the M5 motorway is via The North Devon Link Road at junction 27 and the Tarka Rail Line connects to Exeter and this picks up the direct route to London.



Services

All Mains

Council Tax band

Business Rated

EPC Rating

Exempt

Tenure

Freehold

Viewings

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

