



Directions

From Barnstaple take the A361 to Braunton. At the centre of the village continue straight through, signposted to Ilfracombe. Continue on at the end of the straight road, turn off right just before the road bends to the right. The house is the first property.

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.

Substantial Detached Family Home

Trespassers Will, 7 Corilhead Road, Braunton, Devon, EX33 2FW

Asking Price

£695,000

- Attractive 3 Bedroom 1930's House
- 2 Reception Rooms, Cloakroom
- Kitchen and Utility Area
- 4 Piece Family Bathroom
- Guest Bedroom with En Suite
- Upvc D/g & Gas Heating
- Hot Tub Room & Open Aspect
- Delightful Gardens & Sun Patios
- Double Grage & Ample Parking



Room list:

Entrance Porch & Hall

Cloakroom

Sitting Room

4.58 x 3.72 (15'0" x 12'2")

Dining Room

4.06 x 3.77 (13'3" x 12'4")

Kitchen/ Breakfast Room

3.69 x 2.71 (12'1" x 8'10")

Utility Room

3.12 x 1.83 (10'2" x 6'0")

Landing

Bedroom 1

4.60 x 3.70 (15'1" x 12'1")

Bedroom 2

4.06 x 3.77 (13'3" x 12'4")

En Suite Shower Room

Bedroom 3

3.33 x 2.52 (10'11" x 8'3")

4 Piece Bathroom

2.98 x 2.20 (9'9" x 7'2")

Hot Tub Room

3.87 x 3.45 (12'8" x 11'3")

Double Garage

3.82 x 3.45 (12'6" x 11'3")

Ample Off Road Parking

Delightful Gardens & 2 Patios

We are delighted to offer to the market 'Trespassers Will', which is a substantial detached 1930's family house standing in a commanding position to the very edge of Braunton. It forms part of Corilhead Road which is to the top of Silver Street and here there 6 other similar houses some of which have been altered and extended over the years. The house is of traditional cavity construction with pleasing rendered elevations under a tiled roof. The property demands a full viewing to appreciate the spacious accommodation and the lovely plot within which it sits. Furthermore, there is NO ONWARD CHAIN so the house can be occupied quickly.

This imposing home stands in a commanding position set up and away from the road and so takes advantage of the open aspect back towards Braunton and the woodland to one side. There are some lovely original features including ornate ceiling corncicing, picture rails and panelled doors. The house benefits UPVC double glazing and gas central heating and the rooms flow well with an entrance porch and hall and useful cloakroom. The nicely proportioned double aspect sitting room has a bay window and a Minster style fireplace with wood burner. There are sliding double doors to the dining room, also with double aspect. The kitchen/ breakfast room is well appointed with a good range of units and breakfast bar, The room opens into the useful utility area.

The bright first floor landing has a tall window to let in the light. There are 3 bedrooms and the main bedroom has a double aspect with lovely view over the garden from the bay window. The good size family bathroom is well appointed with a 4 piece suite and tiled walls. To the lower ground floor is the hot tub room complete with a hot tub. This is a very useful space which could be used for many other uses such an office to work from home, garden room or storage.

'Trespassers Will' is a home of distinction and is sure to appeal to those who are looking for space, ample parking and good size gardens. Property of this nature and in this position, are few and far between and so we highly recommend a viewing at the earliest opportunity to avoid disappointment.

The house is approached from the road via a drive which leads up to the parking area where there is ample parking space . Here there is a detached double garage with automatic roller door. The gardens are a delight and laid for ease of maintenance. There are 2 split level patios, connected by sweeping stairs around which grows a wisteria. The patios are a generous size and so ideal for al fresco dining whilst also being able to enjoy the use of the hot hub to the lower patio. Steps lead down to the bottom of the garden, this well stocked with many varieties of shrubs, heathers and bulbs. To the other side of the drive is a split level lawned garden with roses, azaleas and rhododendron. There is access around the house with a rear which is mainly laid to chippings for ease of maintenance.

The house stands to the edge of the village in a very pleasant semi rural setting. However, the village centre is only a short distance away and here a wide range of amenities can be found including; primary and secondary schooling; Tesco store; a good range of restaurants; pubs and local shops and stores. There is a regular bus service to the superb north Devon beaches at Croyde and Saunton, approximately 5 miles away. These are, of course, synonymous with the surfing fraternity, renowned for their excellent water sport facilities as well as many miles of superb walks along the South West Coastal Path. Saunton offers an excellent golf club with 2 championship courses. Barnstaple, the regional centre of north Devon, is 5 miles to the east. Here there is a wide choice of supermarkets and excellent shopping facilities. There is good covered town centre shopping at Green Lanes and out of town shopping at Roundswell. Sports and social facilities include a brand new sports leisure centre, Tarka Tennis Centre, Scott's cinema, ten pin bowling and The Queen's Theatre. There is access to the north Devon Link Road which provides a convenient route to the M5 motorway. The Tarka Rail Line connects to Exeter in the south. This picks up the direct route to London.

Services

Mains Water, Electric & Gas.
Private drainage with 1/7th maintenance.

Council Tax band

E

EPC Rating

D

Tenure

Freehold

Viewings

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

