



TOTAL FLOOR AREA : 1498 sq.ft. (139.1 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 along the A361 towards Braunton. At Wrafton turn right signposted to Heanton Punchardon and the North Devon Athletics Track. Continue along this road passing Braunton Academy and then, at the button roundabout, take the 2nd exit into Lower Park Road. Proceed ahead and turn right, opposite Tyspane Nursing Home. Continue to the bottom of the road and turn left. Carry along past the bungalows and the house will be found on the right hand side.

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5/6 Bedroom House With Huge Garden
30 Moor Lea, Braunton, Devon, EX33 2PE

Asking Price

£595,000

- 5/6 Bedroom Family House
- Very Large Rear Gardens
- 2 Bathrooms, 2/3 Receptions
- Cloakroom, Conservatory
- uPVC D/G, Gas Central Heating
- Popular Residential Location
- Ideal Family Home
- Very Rare Opportunity
- Viewing Essential

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

Cloakroom

Ground Floor Bedroom 6
5.36 x 2.35 (17'7" x 7'8")

Living Room
5.75 x 3.98 max (18'10" x 13'0" max)

Conservatory
3.27 x 3.23 (10'8" x 10'7")

Kitchen
3.32 x 2.86 (10'10" x 9'4")

Dining Area
4.17 x 3.71 (13'8" x 12'2")

Landing

Bedroom 1
3.25 x 2.50 (10'7" x 8'2")

En Suite Shower Room

Bedroom 2
3.46 x 2.64 (11'4" x 8'7")

Bedroom 3
3.05 x 2.48 (10'0" x 8'1")

Bedroom 4
2.91 x 2.47 (9'6" x 8'1")

Bedroom 5
2.47 x 2.23 (8'1" x 7'3")

Shower Room

Off Road Parking

Rear Garden With Shed

**Very Large Level Further Garden Backs
On To Farml**

The property is situated in the ever popular area of Moor Lea which is to the south eastern edge of Branton village. The property backs onto open farmland, so enjoys an open aspect. It is within an easy drive of the village centre and a brisk walk via 'chicken lane' and only a few minutes walk from Branton Academy and Southmead Primary School.

Moor Lea is a quiet residential area with a nice mixture of houses and bungalows. Branton itself is considered one of the largest villages in the country. It caters well for its inhabitants with a Tesco superstore and Cawthorne's store, a medical centre, good range of local shops and stores, restaurants, public houses and churches. there is a regular bus service that connects to the sandy beaches at Croyde and Saunton approximately 5 miles to the West, Saunton also has the renowned golf club with its two championship courses .

Barnstaple is 5 miles to the south east. and here there is a wider range of amenities and shopping facilities can be found including covered town centre shopping at Green Lanrs and out of town shopping at Roundswell, There is a brand new North Devon Leisure Centre, The Queens Theatre. and Scotts Cinema/ Access to the M5 motorway is via The North Devon Link Road at junction 27. The Tarka Rail Line connects to Exeter in the south and this picks up the direct route to London Paddington.



Overview

This is a very good and rare opportunity to acquire a splendid family home which offers the advantage of there being a very large rear garden an is located in one of Branton's most sought after residential locations. The present owners have thoughtfully extended the house to offer ideal and comfortable family accommodation. Therefore, we recommend a full viewing to appreciate not only the flexibility of the rooms but the extremely large gardens for a property in this location.

The property was built in the 1990's by Lovell Homes Ltd and is of traditional cavity wall construction with very attractive part render, part stone and part tile hung elevations. There is the benefit of gas central heating and Upvc double glazing which was installed August 2023 and still under guarantee. The rooms flow nicely with an entrance porch which leads to the entrance hall and, what was, the integral garage. This is now used as the 6th bedroom but it could have a variety of uses, Indeed, it could easily be re instated as a garage with utility as there is capped plumbing behind panelling. The hall has winding stairs to the first floor and useful store cupboards. Double doors lead into the living room. This is very comfortable with bay window and opens to the good size conservatory (under guarantee). The kitchen is well fitted and opens to the dining area which has a door to the back garden.

The first floor landing has an airing cupboard and here there are 5 bedrooms, four of which have built in wardrobes. The main bedroom has a bay window and en suite shower room. There is a family shower room.

Although the house stands on the original average size plot with front and rear gardens and off road parking for 2 cars, the rear garden then opens to a huge and level garden area. This is laid to grass and ideal for a ride on lawn mower. There are sheds and a good number of fruit trees. The land backs on to farm land and has a lovely rural open outlook. This will be ideal for young children, dogs and keen gardeners and could be cultivated for vegetables and flowers as well as offering plenty of space for swimming pool, trampoline or to built a work from home cabin.

Services

All Mains Connected

Council Tax band

F

EPC Rating

D

Tenure

Freehold

Viewings

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

