



Directions

From Barnstaple take the A361 to Braunton, Continue right through to the village centre. At the cross roads and traffic lights, carry straight on through, signposted to Ilfracombe. Turn left immediately after the fire station, then first right into St Brannocks Well Close and No. 7 is the fourth on the left.

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or email braunton@phillipsland.com

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An Attractive Family Home With Annex

7 St. Brannocks Well Close, Braunton, Devon, EX33 1BE

Asking Price

£685,000

- 3/4 Bedrooms and Annex
- Super Family Home with Views
- Popular & Convenient Location
- 2 Receptions, 3 Bathrooms
- Individual 1970's Design
- Kitchen, Utility & Conservatory
- UPVc D/G & Gas Central Heating
- Gardens Backing onto Field
- EPC: D



Room list:

Entrance Hall

Sitting Room

6.37 x 3.72 (20'10" x 12'2")

Dining Area

3.20 x 2.98 (10'5" x 9'9")

Conservatory

3.50 x 3 (11'5" x 9'10")

Kitchen

3.66 x 2.98 (12'0" x 9'9")

Study/ Bedroom 4

2.75 x 2.71 (9'0" x 8'10")

Shower Room

Utility Room

2.65 x 2.43 (8'8" x 7'11")

Annex Bed/ Sitting Room/ Kitchen

5.12 max narr. to 3.46 x 3.48 (16'9" max narr. to 11'4" x 11'5")

Wet Room

1.74 x 1.50 (5'8" x 4'11")

First Floor Galleried Landing

Bedroom 1

3.71 x 3.31 (12'2" x 10'10")

Dressing Area

3.60 x 1 (11'9" x 3'3")

4 Piece En Suite

3.60 x 2.57 (11'9" x 8'5")

Bedroom 2

3.67 x 3 (12'0" x 9'10")

Bedroom 3

3.32 x 2.74 (10'10" x 8'11")

Family Bathroom

2.74 x 1.66 (8'11" x 5'5")

Off Road Parking

This attractive and very individual detached house offers comfortable and spacious, open planned rooms arranged over two floors. The flexible accommodation benefits UPVc double glazing and gas central heating. The property was built in the 1970's to traditional cavity construction with attractive part Yorkshire stone style and rendered elevations under a concrete tiled roof. The elegant design includes a deep buttress chimney, balcony and two tiered roof.

The rooms flow nicely to a slight split level design. The spacious entrance hall opens to the left, into the dining area which opens further to the good size rear conservatory which is to the rear of the house. From the dining room there are 3 steps which lead down to the lovely sitting room. This has a vaulted wood strip ceiling and galleried landing which makes this a most pleasant room. The kitchen is to the side and has access to a lovely outside sitting area. The useful ground floor shower room is off the hall, whilst there is a study opposite, so this could be used as a 4th bedroom. The utility room also leads to the outside and to the annex. This comprises a bed sitting room with a kitchen area and a wet room. The utility room could be used for the annex kitchen, making this a very flexible home.

To the first floor there is access onto the balcony which offers lovely views down through the valley. The main bedroom has a dressing area and large 4 piece en suite. There are 2 further bedrooms and a family bathroom.

The house stands on a good size yet easily maintainable plot with off road parking to the front. There are lawns and shrub beds and access either side to the rear garden. This is laid to low maintenance artificial grass and well stoked flower beds. There are many places to sit and enjoy the sun, from the private side garden to the large patio with summer house. The rear garden backs onto a field which makes this a lovely private area.

Outside

St Brannocks Well Close is a sought after cul de sac set away from but easy to the village centre. There is a lovely level walk to the village along the former railway line. The close is made up of individual houses and bungalows, making this an attractive place to live.

Close by is a bus stop which connects to Ilfracombe in the north and Barnstaple, and beyond, to the west. Braunton is considered one of the largest villages in England and it caters well for it's inhabitants. St Brannocks church is across the road, with The Black Horse Inn a little further on! There are good primary and secondary schools, restaurants, further churches and pubs. Also there are coffee and tea shops, a butcher, greengrocer and other shops.

The superb sandy beaches at Croyde and Saunton are just down the road and also connected to a regular bus service. These are worldwide renowned beaches ideal for surfing and to enjoy a day by the sea. Saunton also boasts an excellent Golf club with 2 Championship links courses - a test for golfers of any handicap. Braunton Burrows offers a huge area for dog walking and is an area of outstanding natural beauty being one of the largest dune systems in the England.

Barnstaple, the principle north Devon town, is 5 miles to the east. Here there is covered shopping to the town centre at Green Lanes and out of town shopping at Roundswell. There is a good selection of sports & social amenities including a new leisure centre and tennis centre, Scotts cinema and The Queens Theatre. The North Devon Link Road offers a convenient route to M5 at junction 27, whilst the Tarka Train Lain connects to Exeter which then picks up the direct route to London.

Services

All Services Connected

Council Tax Band

E

EPC Rating

D

Tenure

Freehold

Viewings

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

