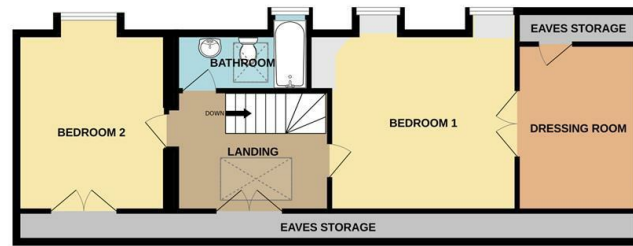


GROUND FLOOR  
1302 sq.ft. (121.0 sq.m.) approx.



1ST FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 2068 sq.ft. (192.1 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.  
Made with Metropix ©2024



## Spacious Home In Choice Coastal Village

18 Orchard Grove, Croyde, Braunton, Devon, EX33 1NF

Asking Price

**£845,000**

- 4 Bedrooms, 2 Reception Rooms
- Integral Garage & Good Parking
- Highly Sought After Village
- 2 Bathrooms, Utility Room
- Lovely & Private Rear Garden
- Ideal Family or Holiday Home
- uPVC Double Glazing, Oil Heating
- Quiet Cul de Sac Location
- EPC: D

## Directions

From Barnstaple proceed on the A361 to Braunton. At the centre crossroads, turn left to Croyde. Continue along the coast road into Croyde. As you approach the centre of the village and just after the surf shop, turn right into Cloutman's Lane and right again into Orchard Grove. The property will then be up on the right hand side.

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.



## Room list:

### Porch, Hall & Inner Hall

**Living Room**  
6.62 x 3.62 (21'8" x 11'10")

**Open Sun Room**  
3.07 x 2 (10'0" x 6'6")

**Dining Room**  
4.23 x 3.62 (13'10" x 11'10")

**Kitchen**  
4.70 x 4.49 (15'5" x 14'8")

**Utility Room**  
2.26 x 1.78 (7'4" x 5'10")

**Bedroom 3**  
3.18 x 3.01 (10'5" x 9'10")

**Bedroom 4**  
3.83 x 2.30 (12'6" x 7'6")

**Shower Room**  
**First Floor Landing**  
3.24 x 2.70 (10'7" x 8'10")

**Bedroom 1**  
4.30 x 4.08 (14'1" x 13'4")

**Dressing Room**  
3.87 x 2.87 (12'8" x 9'4")

**Bedroom 2**  
5.17 x 2.99 (16'11" x 9'9")

**Bathroom**  
**Integral Garage & Workshop**  
5.34 max x 3.02 (17'6" max x 9'10")

**Good Off Road Parking**  
**Attractive & Privates Gardens**

Orchard Grove is a lovely part of Croyde village and is a cul de sac of similar properties which, over the years, have been extended and enlarged. The road is wide, so offers a good feeling of space. Indeed, from the living room, there is a lovely aspect over the roof tops and towards the hills beyond.

Croyde is considered one of the premier and choice coastal villages in the region and has a superb sandy beach. This is well known throughout the country as a mecca for surfers and water sports enthusiasts. The larger beach at Saunton Sands is just around the corner and here there is the renowned golf club with 2 championship courses. Croyde has some very attractive thatched cottages and a good number of shops, pubs and restaurants. Futhermore, there is a post office/ stores and a garage. A regular bus service connects to Braunton, some 3 miles to the east. Here there is a Tesco superstore, Cawthorne's family store, a good number of restaurants, primary and secondary schools and coffee shops.

The bus route continues to Barnstaple, the principle north Devon town, a further 5 miles to the south east. This caters well for the area with the brand new Tarka Leisure Centre, Tarka Tennis Centre, Scott's cinema and The Queen's Theatre. There is access on to the North Devon Link Road which offers an easy drive to the M5 motorway at junction 27. The Tarka rail line takes you to Exeter which then picks up a direct line to London.

## Overview

This is a very good opportunity to acquire a very spacious 4 bedroom detached property situated in one of the most sought after coastal villages in the region. The property is in excellent decorative order as it is currently a private home but it will also suit as a very comfortable and easy to run holiday home. We thoroughly recommend a viewing to appreciate the full nature of the property which has UPVc double glazing and oil central heating.

The house is of traditional cavity construction with white rendered elevations, brick plinth under an interlocking concrete tiled roof. The bright and well proportioned rooms flow nicely with an entrance porch, hall and inner hall. The large living room has French doors to the garden and the covered garden room which opens into the garden. This has potential to convert to a conservatory or extend the accommodation out (Sub PP).

There is a good size dining room and very well appointed kitchen which also has French doors to the garden. There is a large island and some built in appliances including dishwasher, recycling bin and wine chiller. From here, there is a useful utility room. Also to the ground floor are 2 bedrooms and a shower room. To the first floor there is a good size main bedroom with double doors to a large dressing room a further bedroom and a bathroom. The integral garage has a workshop area and offers scope to convert for further accommodation as there is off road parking to the front of the property, laid to attractive red brick paving with a palm tree to one side. The road is restricted, so there are no cars parked on the road during the holiday season which adds to the tranquility of the road.

There is side access to the lovely, west facing, rear garden which is easy to maintain, level and enclosed so very child and pet friendly. Laid mainly to coloured patio slabs and sleeper style paving and decorative chipping, this makes for a very attractive area. There are raised beds stocked with lavender and a variety of shrubs and flowers. The garden offers a very good degree of privacy.

## Services

Mains Water, Electric, Drainage  
Oil Fired Heating

## Council Tax band

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

