



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 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 on the A361 to Braunton. Continue to the centre of the village and, at the crossroads and traffic lights, continue straight across, signposted to Ilfracombe. Turn right into Church Street, opposite the Fire Station, and continue to the end, turning left into Silver Street. Continue up the hill and, where the road forks, the property will then be seen in front of you with parking space on the right hand fork.

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or email braunton@phillipsland.com

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Individual Home With Large Garden + Studio/Workshop

Cymorth Silver Street, Braunton, Devon, EX33 2EN

Asking Price

£695,000

- Flexible 3 Bedroom Accommodation
- Income Potential, 2 Bathrooms
- Village Edge Location with Open Views
- A Charming & Individual Home
- Garage & Ample Parking
- Incredibly Rare Opportunity
- Many Superb Character Features
- Large Gardens, Studio & Workshop
- EPC: D



Room list:

Front and Rear Porches

Inner Hall to Utility Room
3.02m x 2.06m (9'11" x 6'9")

Sitting Room
5.34m into bay x 5.74m narr to 4.74m
(17'6" into bay x 18'9" narr to 15'6")

Kitchen/ Dining Room
6.44 max x 4.39 (21'1" max x 14'4")

Bathroom & Separate Cloakroom

Shower Room

Bedroom 1
5.17m x 3m (16'11" x 9'10")

Dressing room
1.83m x 1.47m (6'0" x 4'9")

Bedroom 2
3.67m narr to 2.97m x 3.48m (12'0" narr
to 9'8" x 11'5")

Bedroom 3
4m max x 2.56m (13'1" max x 8'4")

Studio Workshop Ground Floor
5.38m x 4.36m (17'7" x 14'3")

Studio Workshop 1st Floor
4.22m x 3.53m (built in storage) (13'10" x
11'6" (built in storage))

Garage, Parking 2 cars

Further parking beyond for 3 cars+

Cymorth is one of the most recognisable and attractive homes in one of the oldest parts of Braunton. The original cottage, with the distinct eyebrow roofline, dates from c1700 with extensions added in the 1980s. Property of this nature rarely come on the market and only when viewed can this wonderful home and garden be fully appreciated.

The present owners have renovated and modernised extensively over the past four years, including landscaping work in the garden. There are many character features in the house, including a box bay and window seat with lovely views and original exposed beams in the kitchen/dining room.

Overall the accommodation comprises front and rear porches and hall, a large, light sitting room with fireplace and wood burner. Off the rear porch is a utility room. The large kitchen/diner has a bespoke fitted kitchen, oak flooring and inglenook fireplace with wood burner. There is a bathroom with shower over and a separate WC. On the first floor are two double bedrooms with window seats and views down to the village and a landing with walk-in hanging and storage space. There is a second staircase to a large bedroom, a walk-in dressing area and separate shower room. This part of the house has its own entrance and could be ideal for a potential source of income or a dependent relative.

The well maintained gardens, with two lawned areas, are arranged on three levels with many mature trees. There is large terrace, other sitting areas with views, a greenhouse and a number of raised beds. At the end of the garden is a separate large two storey workshop currently used as a wood workshop downstairs and a large office/studio, with storage, upstairs. There is plentiful parking arranged over two separate areas; the lower area has a garage with a garden shed behind.

Being raised up from Silver Street, Cymorth benefits from the most delightful aspect down through the valley from both the house and gardens. The property is situated at the edge of the village in a lovely semi-rural location but within easy walking distance to the centre.

Cymorth offers very comfortable accommodation which is sure to appeal to those discerning purchasers looking for something a little different and distinctive.

Braunton has a wide range of amenities including primary and secondary schooling, supermarket, a good range of restaurants, cafes and local shops.

Close by is The Braunton Burrows, an AONB and the largest dune system in the country. This is a large space and the area is excellent for exercise and dog walking. Adjoining The Burrows adjoins the renowned Saunton Golf Club which has 2 championship links courses. Furthermore, there are the superb beaches at Croyde and Saunton, approximately 3 & 5 miles away. These are beautiful and held in high regard with the surfing fraternity. They have excellent surf as well as many miles of superb walks along the South West Coastal Path.

Barnstaple, the regional centre of north Devon, is 5 miles to the east and offers excellent covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There is higher education at Petroc College, whilst a brand new leisure centre offer modern sports facilities. The Queen's Theatre offer regular and eclectic shows whilst there is a cinema, ten pin bowling any many other activities to choose from. There is access to The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, Tiverton which also has Tiverto Parkway railway station. The Tarka Train Line connects to Exeter in the south and this picks up the direct rail route to London Paddington..



Services

All Mains Connected

Council Tax band

E

EPC Rating

D

Tenure

Freehold

Viewings

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

