



*AGENTS NOTE, THE FLOORPLAN IS A GUIDE AND SHOULD BE USED FOR ILLUSTRATION PURPOSES ONLY

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



An Individual 4 Bed Character Cottage
23 Church Street, Braunton, EX33 2EL

Guide Price

£499,950

- 4 Bed Character Cottage
- Close to Local Amenities
- Downstairs Shower Room
- D/G & Gas C/H
- Private Enclosed Rear Garden
- Attic Store
- Kitchen/Diner
- Utility Room
- EPC : D

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:

*Measurements May Vary Due To Irregular Wall Sizes

Entrance Hall

Living Room

4.15 nar 3.47 x 3.95 (13'7" nar 11'4" x 12'11")

Kitchen/Diner

5.54 nar 3.55 x 3.89 nar 2.15 (18'2" nar 11'7" x 12'9" nar 7'0")

Utility Room

4.55 x 2.6 (14'11" x 8'6")

Downstairs Shower Room

2.6 x 1.35 nar 1.1 (8'6" x 4'5" nar 3'7")

Bedroom 1

3.97 x 3.15 (13'0" x 10'4")

Bedroom 2

3.5 x 3 nar 2.7 (11'5" x 9'10" nar 8'10")

Bedroom 3

3.84 x 2.49 (12'7" x 8'2")

Family 4 Piece Bathroom

Bedroom 4

5.9 into cupboard nar 4.25 x 2.65 (19'4" into cupboard nar 13'11" x 8'8")

Attic Store

6 nar 5.8 x 2.88 nar 2.55 (19'8" nar 19'0" x 9'5" nar 8'4")

Private Enclosed Garden



Standing in the old village means that the house is surrounded by other individual and attractive properties. The well respected Black Horse public House is literally a stones throw away!! St Brannock's Church is close by and a walk through the church yard takes you to the village centre.

Here there are good amenities including primary and secondary schools, Cawthorne's Store, Medical centre, coffee shops and many local independent shops and stores. Braunton is a large village and is well positioned for easy access to the lovely sandy beaches at Croyde and Saunton approx 5 miles to the west. Saunton also boasts a Golf Club with 2 championship courses. Barnstaple, the principal North Devon town, is 5 miles to the east and connected by a regular bus route which also serves to Croyde. Barnstaple offers excellent covered shopping in the centre at Green Lanes, whilst there is also out of town shopping at Roundswell. Social and leisure facilities include a soon to be finished Leisure Centre, Tarka Tennis, cinema and The Queens Theatre.

The North Devon Link Road offers a convenient and quick route to M5 motorway at junction 27 Tiverton where there is also Tiverton Parkway Railway Station which connects directly to London Paddington.



Phillips Smith & Dunn are delighted to bring to the market, 23 Church Street which has been in the family for 60 years. This 4 bedroom character cottage is conveniently situated just outside of the village centre but still in walking distance to the local amenities.

As you enter the home you have a large entrance hall, ideal for taking your boots off and hanging up coats etc. Following through to the well appointed Kitchen/Diner which has ample worktop space, integral double oven, fridge-freezer and dishwasher alongside attractive cupboards and tiling. You have an attractive fireplace in the dining room making for a perfect focal point whilst enjoying your food. The generous sitting room has a pair of sash style windows and a feature fireplace with ample room for furniture, complimenting this impressive room. Leading upstairs you have 3 really good sized double bedrooms with an attractive 4 piece suite family bathroom with freestanding roll top bath with claw feet and seperate square shower unit. There is also an additional spacious Attic store with velux skylight and vaulted ceiling.

A few steps down from the kitchen you have an useful utility room with a shower room to the rear and access straight out to the courtyard which is ideal for anyone with pets or returning from a beach trip. Upstairs from the utility room you have a lovely double aspect, double bedroom which has the advantage of a deep built in wardrobe above the stairs.

The rear garden is split into two with the courtyard directly outside the utility room with a path leading you down to the large garden. The garden has a patio/decking area for tables and chairs, mature shrubs, trees and a section down the bottom to grow veg. This garden is perfect for anyone who has children or pets as there is plenty of room to run around.

Services

All mains

Council Tax band

B

EPC Rating

D

Tenure

Freehold

