

A Contemporary House With Sea Views

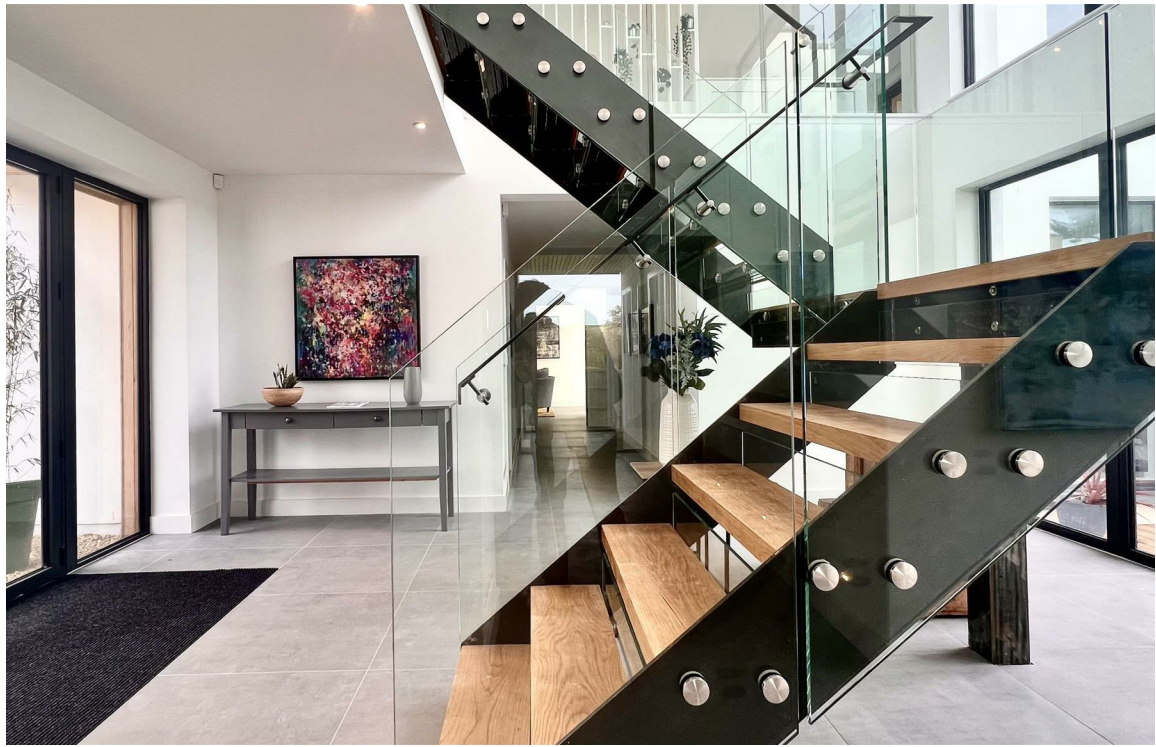
Stentaway House Croyde, EX33 1NH

Asking Price
£2,250,000



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An Excellent Opportunity To Acquire A Fine Individual Home

Stentaway House Croyde, EX33 1NH



Stentaway House is a highly impressive nearly new home which offers extraordinarily light and airy accommodation. This fine, contemporary home which makes an immediate impression as soon as you step foot into the fine entrance hall which features automatic plinth lighting, a superb central staircase of glass, oak and glass risers which allow unhindered views to the sea.

The property has been thoughtfully designed to a split level arrangement with the living area and principle bedroom suite taking full advantage of the breathtaking coast & sea views. Both have access to generous balconies via full height glass sliding doors. There are 5 en suited double bedrooms to the ground floor, one of which is currently a home office and all open onto the sun deck with sea views. There is a useful utility room and wet room which is perfect to wash/dry wet suits, surf boards and sandy dogs.

The first floor landing serves as an area to sit and enjoy the fabulous views. The full open plan kitchen, dining & living room makes an undeniable statement. The kitchen is splendidly fitted with an excellent range of units a central island and Miele appliances. There is a separate and fitted kitchen 'prep' room and cloakroom. However, the living room is ideal for entertaining with access to the covered balcony with the super sea views. The principle bedroom is also to the first floor and has it's own covered balcony, ideal for total relaxation. It also boasts a dressing room and extremely well appointed en suite with free standing bath with a view, his n hers wash basins, WC and shower area. There is the flexibility to allow for a separate living space as there is provision in the office for the installation of a kitchen which has it's own entrance, so it could be used as a studio flat, or perfect for an annexe.

The property is approached from Putsborough Road, there is ample parking to the front and integral triple garaging with automatic roller door. The garden is to the side and front and laid to lawn for ease of maintenance. The convenient position offers access to Croyde village but away from the hub bub of the centre. Here, there is a post office/ shop, Pubs and good restaurants.

Croyde is a choice coastal village renowned worldwide for it's excellent surf and glorious bay and beach. The larger village of Braunton is 5 miles away and is on the route to Croyde. There are excellent amenities in Braunton with good primary & secondary schools, Tesco Superstore, family run Cawthorne's Store, Medical Centre and a good number of local shops, coffee houses and stores. There are other beaches close by too including Putsborough (0.3 miles), Saunton Sands (3.1 miles) and Woolacombe (4.5 miles).

Barnstaple, the main north Devon town, is 5 miles from Braunton. Here, there is covered town centre shopping at Green Lanes and out of town shopping at Roundswell with a wide choice of super stores. Access to The North Devon Link Road provides an easy 45 minute average drive to M5 Motorway at junction 27 Tiverton. Here there is Tiverton Parkway Rail Station which connects direct to London Paddington in just over 2hours.

In all, we thoroughly recommend a full viewing to appreciate this stunning property. There is so much on offer and being located in one of the regions most sought after locations surrounded by superb scenery and countryside, this will make for a very comfortable permanent home. Alternatively, this could be a statement holiday home which could realise a sound income.

VIEWING

By appointment through our

Phillips, Smith & Dunn Braunton office- 01271 814114



Superb Entrance Hall

Glass and oak central staircase with glass risers and full height glass wall which shows the whole sea view as soon as you enter the house. Automatic plinth lighting

Office/ Bedroom 6 & En Suite 5.66 x 4.18 (18'6" x 13'8")

A very adaptable room which has provision for a kitchen to allow for a separate living space with doors to the front and rear.

Bedroom 2 & En Suite 4.34 x 3.12 (14'2" x 10'2")

With views to the sea and door out to the sun deck. The en suite shower room is fully tiled.

Bedroom 3 & Ensuite 4.43 x 3.12 (14'6" x 10'2")

With views to the sea and door out to the sun deck. The en suite shower room is fully tiled.

Bedroom 4 & Ensuite 4.23 x 3.15 (13'10" x 10'4")

Double aspect room with views to the sea and door out to the sun deck. The en suite shower room is fully tiled. Interconnecting door to

Bedroom 5 & En Suite 4.23 x 3.15 (13'10" x 10'4")

With views to the sea and door out to the sun deck. The en suite shower room is fully tiled.

Boiler Room

Utility Room 2.95 x 2.46 (9'8" x 8'0")

Very useful with sink and through access to ...

Wet Room & Separate Shower Room 3.06 x 2.71 (10'0" x 8'10")

With door to the front. This is ideal for cleaning and storing wet suites. Furthermore with the hand shower, it is also good for washing dogs. The stotally separate shower room is well appointed.

First Floor Landing

An ideal place to sit, read and take in the stunning views through the full height windows. This provides access to the living space and principle bedroom.

Principle Bedroom & Dressing room 4.83 x 4.46 (15'10" x 14'7")

A delightful bedroom with central bedhead, lighting and lantern light over. Full height, glazed sliding doors take in the view and access out onto the covered balcony

Ensuite 5 piece Bathroom 4.81 x 1.77 (15'9" x 5'9")

This is really well appointed with free standing bath by the window with private view through the balcony and beyond. There is his n her vanity basin, floating WC and full width shower area and back lit recess.

Luxury Kitchen/Dining Area 6.18 x 6.38 (20'3" x 20'11")

Light and spacious and fitted to a very high standard and is open plan to the living area. Being to the rear of the room, the lantern sky light floods the kitchen with light along with the three wide widows which over look the village and countryside beyond. There is a full range of built in Miele appliances and the central island has vented induction hob.

Kitchen Prep Room 5 x 1.80 (16'4" x 5'10")

Still very well fitted with sink ample work tops, base units and wall cupboards with full depth underlighting.

Cloakroom

Living Area 6.35 x 4.31 (20'9" x 14'1")

An extremely bright, triple aspect room with wide windows and full height sliding doors to the magnificent balcony. Views to the sea.

Superb Balcony & Sea View 6.47 x 3.59 (21'2" x 11'9")

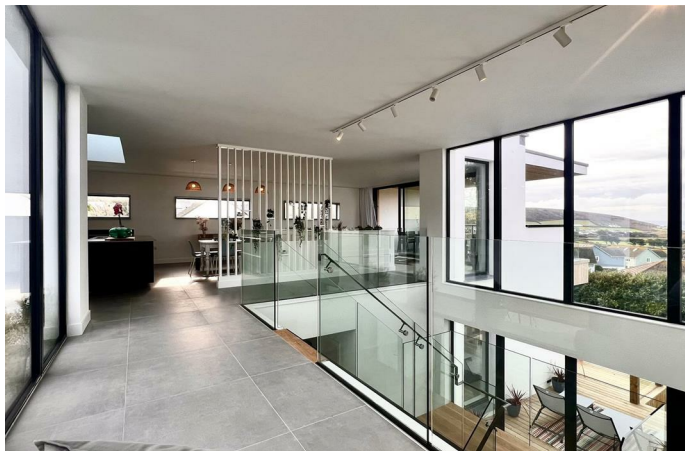
This is a wonderful place to entertain well into the evening with far reaching views over the village, to the sea and to Hartland on the horizon. The glass balustrading, wide tiled floor and oak strip canopy provide shelter and combine nicely to form a space which other properties will be hard challenged to equal.

Triple Garaging 8.05 x 5.72 (26'4" x 18'9")

Excellent storage space for car enthusiasts. Automatic roller door.

The Outside

The house is approached from Putsborough Road, with extensive off road parking to the front of the house. This leads to the integral triple garage. The house stands in it's own private plot with access either side to the rear garden. This offers a good degree of privacy. It is laid to lawn for ease of maintenance. The plot is enclosed and there are steps up to the sun deck with glass balustrading and it serves all of the bedrooms and access to the main hall. The deck has ample space to enjoy a BBQ, cocktails and enjoy the open view.



SERVICES

Mains Electric, Water & Drainage

Heating Is Underfloor Throughout By Air Source Pump

Council Tax Band: H

Energy Performance Band: B

Tenure: Freehold

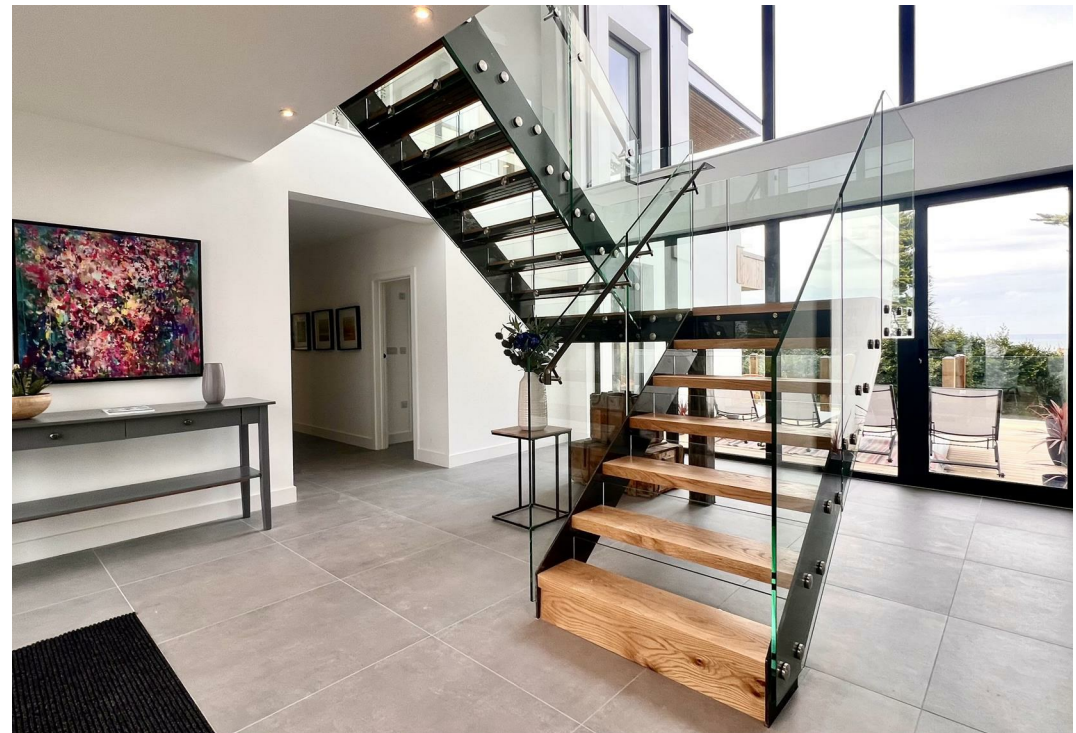
Council: North Devon on 01271 327711



DIRECTIONS

From Barnstaple proceed on the A361 to Braunton. Proceed to the village centre and at the crossroads/ traffic lights, turn left to Croyde. Continue along the coast road into Croyde and go through to the centre. As the road bends sharply to the right, take the left hand turn. Go past the garage on the left and on up the hill and out towards Putsborough. As the road narrows and again turns sharp right, Stentaway House will be on the left hand side, behind the gates.





GROUND FLOOR
2347 sq.ft. (218.0 sq.m.) approx.



1ST FLOOR
1454 sq.ft. (135.1 sq.m.) approx.



TOTAL FLOOR AREA : 3801 sq.ft. (353.1 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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