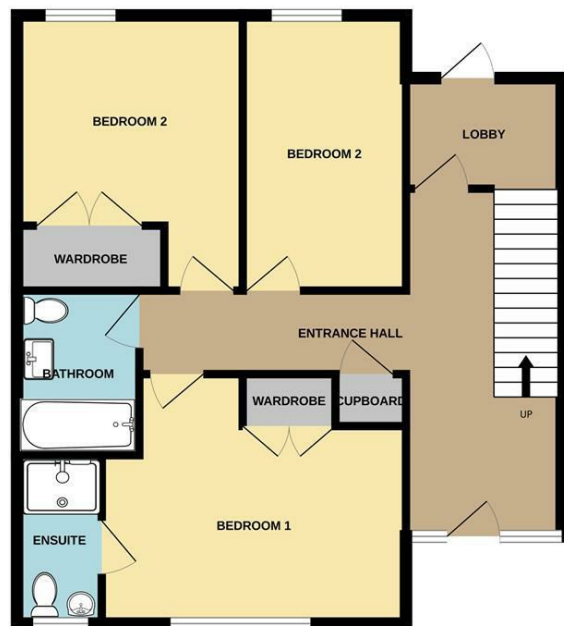


GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 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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Impressive Modern Contemporary Home

3, Blackmore Croyde, Braunton, EX33 1NU

Asking Price

£760,000

- Superb Contemporary Home
- 3 Bedrooms, 2 Bathrooms
- Air Source Underfloor Heating
- Highly Desirable Coastal Village
- Spacious Open Plan Living Space
- Garage & Parking Space
- Private Tucked Away Location
- Balcony With Great Open Views
- Easy To Maintain Garden

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Simply put - this is a splendid home!

Only when viewed can this statement be appreciated. This nearly new property sits in an enviable private position in the highly desirable coastal village of Croyde. It forms part of 'Blackmore', 1 of 3 similar contemporary homes which stand well off the main road and so benefit good privacy and security.

The house has been thoughtfully designed to a split level design thereby allowing the living rooms to take full advantage of the lovely outlook to the hills and around to the sea. The property is bright and spacious and is easy to run and maintain. There is double glazing and underfloor heating throughout which is by efficient air source pump.

The space and light is evident as you enter the hall with it's full height glass wall. There is a useful rear porch/ utility room. The bedrooms are to the ground floor. The main bedroom has built in wardrobes with an en suite shower room off. The second bedroom also has a wardrobe. The family bathroom is very well appointed and both the en suite and family bathroom have convenient light sensors for night time convenience.

The living space is to the first floor and is to an open plan arrangement. The land opens to the bright kitchen - dining area. There is a wide window to the rear elevation and a roof sky lantern provide all the light you need to prepare a super meal in the extremely well fitted kitchen. The wall cupboards, base units and work surfaces are arranged in a horseshoe shape making it very easy and convenient to cook. There are a good range of built in appliances. The dining area is straight from the kitchen. To the front is the living space. With full height, 5 panel bi folding doors and a second roof sky lantern, this is awash with light. Furthermore, there is a super open aspect and access on to the covered balcony. Here there are views to the sea.

The house has a very easy to maintain rear garden which is lawned for ease of maintenance. There is a rear door out onto this area from the rear ground floor lobby. Opposite the property is a good size detached garage to the side of which a covered car port.

We thoroughly recommend a full viewing to appreciate the space and quality the house has to offer.



Croyde is renowned as one of the region's most visited holiday destinations, driven by the delightful sandy bay and excellent surfing. Close by is the larger beach at Saunton where there is also the acclaimed Saunton Golf Club with its two championship, links courses. The village has good pubs and restaurants ans a busy post office/ store.

Braunton is under 5 miles to the east and connected by a regular bus service. Here there is an excellent range of amenities to cater for everyday needs including Tesco's and Cawthorne's Stores, medical centre, public houses, churches, coffee shops and a good number of local shops and stores. Barnstaple, the regional centre of north Devon, is 5 miles from Braunton and provides further social amenities including a brand new leisure centre, The Queens Theatre and a cinema. There is covered town centre shopping at Green Lanes and out of town shopping at Roundswell. The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 and the Tarka Rail Line connects to Exeter, which picks up the main London Paddington route.

Close by is the South West Coast Path with it's many miles of superb walks. Also close by is Braunton Burrows, one of the largest dune systems in the UK and is a UNESCO Biosphere, AONB. This is a great area for dog walking and exercise. Some of North Devon's most splendid countryside surrounds Croyde making this property an excellent opportunity to acquire a LIFESTYLE home which could also produce an excellent income stream as a holiday let.

Room list:

Ground Floor Entrance Hall & Rear Lobby

Principle Bedroom
4.34 x 3 (14'2" x 9'10")

En Suite Shower
2.71 x 1.22 (8'10" x 4'0")

Bedroom 2
3.86 narr 2.88 x 3.19 (12'7" narr 9'5" x 10'5")

Bedroom 3
3.88 x 2.35 (12'8" x 7'8")

Family Bathroom
2.20 x 1.81 (7'2" x 5'11")

First Floor Landing

Open Plan Kitchen - Living Room
7.38 x 5.69 max (24'2" x 18'8" max)

Kitchen - Dining Area
5.47 x 2.77 (17'11" x 9'1")

Living Area
5.69 x 4.61 (18'8" x 15'1")

Balcony
5.69 x 1.95 (18'8" x 6'4")

Garage & Car Port

Easy To Maintain Rear Garden Area

Services

Mains Water, Electric & Drainage.

Full Under Floor Heating by Air

Source Heat Pump

Council Tax Band

C

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with

Phillips, Smith & Dunn Braunton

branch on

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