



## Well Presented & Spacious 3 Bedroom Individual House

Guide Price

The Lodge, Hobbs Hill, Croyde, Braunton, Devon, EX33 1NE

**£675,000**

- Modern Family Home
- Offers Charm & Character
- Superb Central Position
- Spacious Accommodation
- Arranged Over 3 Floors
- Double Glazed Windows
- Garage & Parking
- Low Maintenance Gardens
- EPC: E

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This is a rare opportunity to acquire an individual modern detached residence which, although is situated in the very heart of Croyde village, at the same time is within a tucked away position. The agents strongly advise an early inspection not only to appreciate its splendid position but also the well designed and spacious accommodation and is arranged on three levels. The Lodge is nicely tucked away at the bottom of a winding drive however there is further pedestrian access from the rear to the centre of the village. The property has off road parking along with an attached garage, along with attractive yet easily maintainable gardens arranged on different levels.

The property benefits from wood grain PVC double glazed windows with lead insert, along with electric heating. There are many charming and characterful features including exposed beams to ceilings, an attractive stone fireplace with inset stove, and latched doors throughout. Briefly the internal accommodation comprises entrance door leading into the entrance hall with split level staircase leading to the first floor and lower ground floor. To the lower ground floor there is a charming and well proportioned dual aspect lounge diner with French doors that provide direct access into the garden. There is an attractive fireplace with inset Yeoman stove with timber lintel over along with stone hearth and surround. The shaker style kitchen has been well fitted and has a wide assortment of base and wall units stylishly finished with oak laminate work surfaces, inset 1.5 bowl sink unit, along with electric hob with oven below. There is a useful breakfast bar area to one side providing further preparation space. There is also an additional means of access to the garden via a personal door leading the side. Furthermore there is a useful cloakroom WC with wash basin along with under stairs storage cupboard. To the first floor there is a well appointed modern family bathroom which comprises, bath with power shower, wash hand basin and low level WC. There are three very well proportioned double bedrooms, From the landing there is a split level staircase which leads up to bedroom 2 having a built in wardrobe and ample eaves storage.

The property is approached from Cloutman's Lane over a shared drive which is jointly maintained. The drive leads to the front of the house where there is off road parking and turning space leading to attached GARAGE 18' x 9'8 with up and over door and power and light connected.

There is access either side of the property with steps leading down to one side of the property where there is a garden tap and door to kitchen and access to the REAR GARDEN which is attractively laid out. The gardens have been laid for ease of maintenance with a good size patio ideal for alfresco dining. There are raised flower beds and, from the rear garden, there is also pedestrian access leading to the centre of Croyde village.

## Services

Mains water, drainage and electric.

## Council Tax

Band E

## EPC Rating

E

## Tenure

Freehold

## Viewings

Please contact the Branton office on (01271) 814114



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, excellent restaurants and a busy post office/ store.

Close by is the South West Coast Path with it's many miles of superb walks. Also close by is Branton 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.

Branton 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 a Tesco's superstore and family run Cawthorne's Stores. There is a 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 Branton 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.

Properties of this type in this location are always in very good demand and we, therefore, recommend a viewing at the earliest opportunity to avoid disappointment.



## Room list:

Entrance Hall

Lower Ground Floor

Lounge Diner

5.49m x 4.06m max (18'0 x 13'4 max)

Kitchen

3.35m x 2.97m (11'0 x 9'9)

Cloakroom WC

1.47m x 1.22m (4'10 x 4'0)

First Floor

Landing

staircase leading to bed two (staircase leading to bed two)

Bedroom 1

3.58m x 3.00m (11'9 x 9'10)

Bedroom 2

4.22m into bay narrows to 2.92m x 2.95m (13'10 into bay narrows to 9'7 x 9'8)

Bedroom 3

3.35m x 3.00m (11'0 x 9'10)

Bathroom

2.39m x 2.01m (7'10 x 6'7)

Garage

5.46m x 2.95m (17'11 x 9'8)

Modern Home With Character Features

Garage & Off Road Parking

Easy To Maintain Gardens

Central Convenient Position

Well Presented Throughout

Must Be Viewed!