



Directions

From Barnstaple proceed along the A361 towards Braunton. Go through the village of Wrafton and after passing the service station on the right, turn left at the roundabout into Velator Way. Continue to the next roundabout and at The Quay Cafe, take the third exit towards TESCO, then turn almost immediately right into South Street, follow the road up towards the village centre. Turn right into the private road at The Brookfield sign and the house will be on the left.

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or email braunton@phillipsland.com

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In Convenient Yet Tucked Away Location

The Coach House, 43a South Street, Braunton, EX33 2AA

Asking Price

£450,000

- 3 Bedrooms, 3 Reception Rooms
- Good Size Kitchen, Solar Panels
- Lovely 4 Piece Bathroom
- Upvc D/G & Dimplex Heating
- Useful Utility Room & Cloakroom
- Good Size Conservatory
- Ideal Family Home
- Convenient, Tucked Away Position
- Ample Bricked Off Road Parking



Room list:

Entrance Porch

Kitchen

4.28 x 3.05 (14'0" x 10'0")

Dining Room

4.40 x 2.30 max (14'5" x 7'6" max)

Sitting Room

4.30 x 3.57 (14'1" x 11'8")

Lounge

5.76 x 4.74 (18'10" x 15'6")

Study Area

2.31 x 1.75 (7'6" x 5'8")

Lobby

2.27 x 1.58 (7'5" x 5'2")

Cloakroom

Utility

Conservatory

4.35 x 2.74 (14'3" x 8'11")

Off Road Parking for 4 Cars

Easy To Maintain Gardens

This is a fine opportunity to acquire a good size family home which occupies a quiet and tucked away position yet very convenient to the village centre, amenities and schools. As it's name suggests, in the past it has been a coach house and a former nursery. It now offers very comfortable accommodation which has Upvc double glazing, Dimplex heating and solar panels which provide energy and income.

We thoroughly recommend a full viewing to appreciate not only the position but the features it offers through the rooms. These include some ceiling beam features, exposed stone fire surround and some part panelled walls. You enter the property through the entrance porch which leads into the kitchen which is very well fitted and has a good range of Miele appliances. From here you enter the dining room and then on into the sitting room. This is a very cosy room with fireplace and stone surround and beam feature ceiling. There is an interconnecting door to the large lounge. This is a great family room which includes a study area off. The wood burner provides a lovely heat and focal point. Continuing on, there is a lobby area with a very useful cloakroom and utility. Furthermore, there is access to the conservatory which opens to the gardens. To the first floor are 3 good size bedrooms with bedrooms 1 & 2 having built in wardrobes. The split level family bathroom has been well appointed with a 4 piece suite with a bath tub and shower.

The parking and gardens are all to the front of the house. There is attractive bricked off road parking for 4 cars. There are 2 areas to sit and enjoy the peace and quiet. The main area has attractive black and white tiled sitting area with a pergola space for pots and shrubs. It offers a good degree of privacy. There is another pergola and space for more pots and maturing fir tree.

Services

TBC

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

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

