



GROUND FLOOR 1064 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR 507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1571 sq.ft. (146.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 guarante as to their operability or efficiency can be given.

Made with Metropic X202.



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.

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

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In Convenient Yet Tucked Away Location

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

£450,000

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

Asking Price

Braunton 01271 814114 • Barnstaple 01271 327878

www.phillipsland.com braunton@phillipsland.com





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.



The property is situated in a slightly tucked away position off South Street and therefore, occupying a most convenient position to the village centre. This is only a few minutes walk away and offers an excellent range of amenities to cater for most needs.

Braunton is a very sought after village, considered one of the biggest in the country, and offers good primary and secondary schooling, a Tesco's store close by, medical centre, library, hardware store and a good number of local shops and stores. There are good restaurants, pubs, churches and coffee shops. The village is ideally located for easy access to the sandy beaches at Croyde and Saunton which are approximately 3 miles to the west. Here there is also the renowned Saunton Sands Golf Club with its two championship courses, whilst Barnstaple, the regional centre of North Devon, is approximately 5 miles to the south east. Both these locations are connected by a regular bus service and Barnstaple offers further education at Petroc College and good covered town centre shopping at Green Lanes. There are a wide choice of superstores, a brand new leisure centre, Tarka Tennis and the Queens Theatre. There is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27 whilst the Tarka Train Line connects to Exeter in the South which picks up the main route to I andon.

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

Services

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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



