

LOWER GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



GROUND FLOOR
1075 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA: 2130 sq.ft. (197.9 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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Directions

From Barnstaple proceed to Braunton on the A361. At Braunton centre, turn left signposted to Croyde. Continue along this road through the village and turn right signposted Sharlands Lane. Turn right at the top of this road and Rock House is situated on the right hand side, after a short distance, behind the rolling grey high gate.

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

Call 01271 814114

or email braunton@phillipsland.com

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4 Bedroom House With Annexe & Superb Panoramic Views

Rock House West Hill, Braunton, EX33 1AR

Asking Price

£899,950

- Well Designed Detached Individual Home
- Spacious Rooms & South Facing Balcony
- Convenient & Sought After Location
- Separate 1 Bedroom Annexe
- Detached Double Garage & Ample Parking
- Dependant Relative Accommodation
- 1st Time On Market In 42 Years
- Attractive Walled Gardens & Patio BBQ Area
- Viewing Is Essential to Appreciate



We are delighted to bring to the market 'Rock House' which is a superb detached family home that benefits from fantastic views over Braunton, The Great Field, the estuary and on to Appledore & Hartland Point.

The owners had Rock House built for them 42 years ago to their own split-level design and so it takes full advantage of the breathtaking, due south facing views on offer. However, there is far more on offer than the view as this is an ideal opportunity for those looking for a spacious family home with a separate annexe. This would be very a comfortable home for a dependant relative, or to gain a solid and regular income. This is fully self-contained with its own boiler and, as there is ample parking provision can be made for its own parking space. There is a double garage and good tarmac parking so anyone with a motorhome, boat or caravan will find this very interesting. The rooms flow nicely through both the house and annexe. Access to the main house is via the entrance porch and bright hall which has a cloakroom off. The large lounge has a gas fire and bi-fold doors onto the south facing balcony. This is a lovely, bright room with an interconnecting door to the annexe, so ideal to keep a close eye on a dependant relative.

The modern well fitted kitchen breakfast room is a superb place for entertaining. There is a central island with a breakfast bar and worktop. The kitchen breakfast area benefits from an integrated dishwasher, integrated fridge, Range Master cooker, substantial wall and base units and a good expanse of worksurfaces. This opens to the dining area which also has bi-fold doors to the balcony.

A staircase leads from the inner hall to the lower ground floor with understairs cupboard. The main bedroom benefits from an ensuite shower room, whilst the further 3 bedrooms all have built in wardrobes. The family bathroom has a white 3 piece suite and a linen cupboard.

The annexe has an open plan kitchen with a good range of wall and base units which includes an integrated fridge, integrated electric oven with gas hob and a door leading to the front of the property. The lounge area also enjoys the lovely open view. Stairs lead to a good size bedroom with ensuite bathroom and a useful understairs cupboard, there is also a door which leads to the garden.

The gardens are attractively laid out with a good size patio ideal for al fresco dining. The lawn is level with mature sculptured hedging, there is a good size productive vegetable garden, shed and greenhouse. In all the garden offers a good degree of privacy. We thoroughly recommend a FULL VIEWING to appreciate this wonderful home which offers excellent and flexible accommodation with sealed unit double glazing and gas fired central heating.

Services

All Mains Connected

Council Tax band

Main Home F

Annexe A

EPC Rating

House & Annexe: C

Tenure : Freehold

Viewings

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



Room list:

Entrance Porch & Hall

Cloakroom

Lounge

6.13 x 3.69 (20'1" x 12'1")

Kitchen/ Breakfast Area

5.06 x 4.12 (16'7" x 13'6")

Dining Area

3.96 x 3.06 (12'11" x 10'0")

Lower Hall & Understairs Cupboard

Bedroom 1

4.26 x 2.97 (13'11" x 9'8")

En Suite Shower

Bedroom 2

3.92 x 2.77 (12'10" x 9'1")

Bedroom 3

3.46 x 2.65 (11'4" x 8'8")

Bedroom 4

3.46 x 2.65 (11'4" x 8'8")

Bathroom With Linen Cupboard

ANNEXE Hall Area

Kitchen Area

3.60 x 2.27 (11'9" x 7'5")

Lounge

3.37 x 3.25 (11'0" x 10'7")

Lower Ground Floor Bedroom

4.51 x 3.25 (14'9" x 10'7")

En Suite Bathroom & Understairs Cupboard

Double Garage

5.42 x 5 (17'9" x 16'4")

Ample Off Road & Secure Parking

Attractive Lawned Garden, Patio & Vegetable Garden