



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.  
Made with Metropix ©2024



**Very Deceptive Detached Family Home**  
13 Willoway Lane, Braunton, Devon, EX33 1AS

Asking Price

**£725,000**

- Very Sought After Location
- 4/5 Bedrooms, 2 Bathrooms
- Gas Heating & Double Glazing
- Superb & Flexible Rooms
- Spacious Kitchen/ Breakfast Room
- Large Garage Workshop & Utility
- Porch, Hall & Cloakroom
- Lounge & Dining Room
- Early Viewing Is Essential

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

Call 01271 814114  
or email braunton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.





## Room list:

### Entrance Porch & Hall

### Cloakroom

### Lounge

4.86 x 4.50 narr 3.96 (15'11" x 14'9" narr 12'11")

### Kitchen/ Breakfast Room

6.77 x 3.86 (22'2" x 12'7")

### Reception Room 2

5.05 x 3 (16'6" x 9'10")

### Study/ Office

3.80 x 2.92 (12'5" x 9'6")

### First Floor Landing

### Master Bedroom

4.85 x 3.78 (15'10" x 12'4")

### En Suite

4.04 x 2.22 (13'3" x 7'3")

### Bedroom 2

4.04 x 3.37 (13'3" x 11'0")

### Bedroom 3

3.75 max x 2.91 (12'3" max x 9'6")

### Bedroom 4

2.65 x 2.13 (8'8" x 6'11")

### Dressing Room

4.88 x 2.42 (16'0" x 7'11")

### Family Bathroom

2.91 x 2.90 (9'6" x 9'6")

### Tandem Garage/ Workshop

8.98 x 2.73 (29'5" x 8'11")

### Utility Room

2.65 x 2.33 (8'8" x 7'7")

### Off Road Parking & Gardens

We are delighted to offer this attractive family home to the market. This really is quite a TARDIS and you will not be disappointed with the very well presented and immaculate accommodation. It offers very flexible and adaptable rooms which accommodate 4/5 bedrooms all arranged over two floors. Only with a full viewing can the whole property be fully appreciated.

With its pleasing rendered elevations and Rose tiled roof, the house has been thoughtfully extended and altered by the current owners so the rooms have light and flow nicely. There are lovely open views over Braunton and onto the estuary in the distance. You enter the house via the porch which opens to a spacious hall where there is a store cupboard and good size cloakroom. The lounge has an efficient gas log burner and French doors to the raised patio area. The superb kitchen/ breakfast room is over 6 metres long. It is well fitted with a good range of base and wall units and has bi- fold doors which open up to the sun deck. The dining room is spacious and light, from the kitchen, is the good size study/ office. This then further leads to the garage/workshop which is nearly 9 metres long and has the very useful utility room off. From here there is access to the outside.

The bedrooms to the first floor are all bright with bedroom 2 having a Juliet balcony which takes in the view to the estuary and it shares the bathroom with the Master Bedroom. There are 2 more bedrooms and a separate dressing room. The well proportioned family bathroom has a 4 piece suite with a corner bath and corner shower. Here there is also useful eaves store cupboard.

There is a good sized, south facing largely private garden with patio, decking area, pond, summerhouse, selection of trees and mature flowering shrubs. A 25m mixed traditional hedge has recently been planted inside the fence on the western aspect. To the rear of the property is a flagged yard area with a garden shed and a double gate onto Willoway Lane. There is access around the house and you approach the property from Willoway Lane with off road parking to the front leading to the attached long garage and front door.

In all, this is a splendid home, situated in a quiet and very desirable residential area of individual homes. In order to avoid disappointment, we recommend a full viewing at the earliest opportunity.

The house sits in one of the most sought after residential locations in Braunton. It is an attractive lane set away from the main road to the west side of the village and so convenient to the coast. This means access to the fine beaches of Saunton & Croyde is very convenient and these are 3 & 5 miles respectively. Furthermore, the renowned golf club at Saunton offers 2 championship courses. The village centre is close by and offers a very good range of amenities including primary & secondary schools, Tesco Super Store, the family run Cawthorne's Store, Medial Centre, churches, public houses, Restaurants etc.

There is a regular bus service which connects to the beaches and to Barnstaple, the principle north Devon town, some 5 miles to the east. Here, there are further amenities including further education, a good number of super stores, covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There is access to the M5 Motorway via The North Devon Link Road at junction 27 and The Tarka Rail Line connects to Exeter in the south and this picks up a direct route to London Paddington.

## Services

All Mains Connected

## Council Tax band

E

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

