

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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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A Spacious 3/4 Bedroom Family Home

Quantock Cottage, 57 Wrafton, Branton, EX33 2DN

Asking Price

£365,000

- Attractive Family Home
- Kitchen/ Breakfast Room
- Lovely South Facing Garden
- 3/4 Bedrooms, 2 Receptions
- Useful Utility Room
- Convenient Location
- Gas Central Heating, UPVC D/G
- Good Size Shower Room
- EPC:TBC

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Quantock Cottage comes to the market for the first time in 35 years as the current owners now want to down size. They have spent many happy years at Quantock Cottage and so this an ideal opportunity for a couple wanting space or a family looking accommodate a home for a growing family.

This double fronted Victorian house stands opposite The Williams Arms and has attractive rendered elevations with red brick window reveals and slate steps to the entrance porch and hall. The house offers a good amount of space. At present, the house is arranged with 3 bedrooms. However, bedroom 3 was originally 2, so this could very easily be reinstated as 4 bedroom house.

The house is in good decorative order throughout and has also been the subject of significant roof modernisation and improvement work, including new tiles (aside the extension). There is the benefit of gas fired central heating and UPVc double glazing. The sitting room has a gas fire with a stone hearth and surround and access to a very useful store/ utility room. This offers good potential to increase the size of the dining room which has 2 arched and lit recesses with built in store cupboards.

To the rear of the house is the good size kitchen/ breakfast room with built in hob and oven. The tiled floor is easy to maintain whilst there are 2 brick feature walls and a door to the outside. To the first floor are the 3 bedrooms and the good size family shower room. The 3rd bedroom can very easily be split to provide a 4th bedroom as there are 2 doors, so by simply putting in a stud wall this could go back to it's original 4 bedroom accommodation.

There rear garden is delightful. There is a former outside WC which is now useful storage. Steps lead up to the level, south facing, lawned garden. Here there is a patio and a separate decked area, both ideal to sit and enjoy a morning coffee or something stronger in the evening. The garden is laid for ease of maintenance with shrubs and flower beds.



Wrafton is a small village to the edge of Braunton and the property is almost a stones throw of the renowned Williams Arms pub/restaurant; well respected for its good food and atmosphere. Southmead Primary School and Braunton Academy are also within easy reach, whilst a bus stop is close by providing a regular service. The Tarka Trail is also close by and this provides many miles of level cycle and footpaths that flank The Taw Estuary. Braunton is close by and offers excellent amenities to cater for everyday needs including a Tesco's superstore, family run Cawthorne's Store, Medical Centre,, coffee shops and a good number of local shops and stores. The Quay Café is also here and offers a welcome break after an active day on your bicycle.

The superb, sandy beaches at Saunton & Croyde are 3 & 5 miles away and Saunton also offers the renowned golf club with its two championship courses. Barnstaple, the regional centre of North Devon, is about 4 miles to the east. Here there are excellent shopping facilities at Green Lanes in the town centre and out of town shopping at Roundswell. There are leisure & social facilities which include a brand new leisure centre, tennis centre, Scott's Cinema and The Queen's Theatre. The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 and the Tarka Rail Line connects to Exeter in the south which picks up the main route to London Paddington.

Room list:

Entrance Porch & Hall

Sitting Room
5.07 x 3.94 (16'7" x 12'11")

Utility/ Store
4.91 x 1.33 (16'1" x 4'4")

Dining Room
3.57 x 3.46 (11'8" x 11'4")

Kitchen/Breakfast Room
4.46 x 2.40 (14'7" x 7'10")

First Floor Landing

Bedroom 1
5.11 x 2.95 (16'9" x 9'8")

Bedroom 2
3.90 x 2.64 (12'9" x 8'7")

Bedroom 3
5.08 x 2.78 (16'7" x 9'1")

Shower Room
2.95 x 2.41 (9'8" x 7'10")

Lovely, South Facing Gardens

Services

All Mains Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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

