

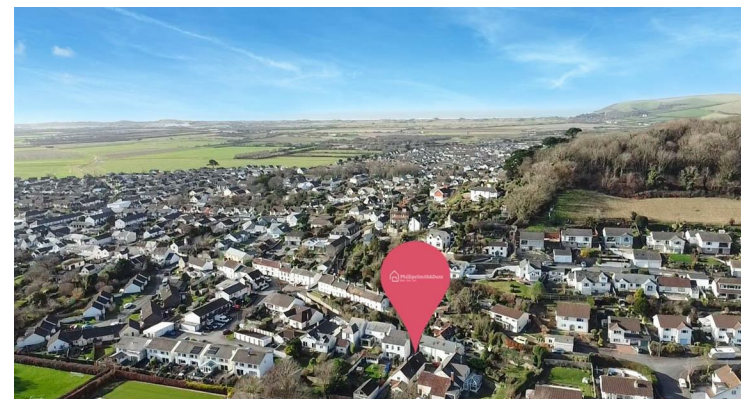
GROUND FLOOR



1ST FLOOR



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## Spacious 2 Bedroom Character Cottage

Rusper Butts Path, Branton, North Devon, EX33 1BA

Guide Price

**£295,000**

- 2 Good Sized Bedrooms
- NO ONWARD CHAIN
- Tucked Away Position
- Walking Distance To Village Centre
- Plenty Of Character Features
- Kitchen & Utility Room
- No Garden Liabilities
- 4 Piece Bathroom Suite
- EPC: E

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Call 01271 814114

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## Directions

From Barnstaple proceed on the A361 to Branton. Continue to the centre of Branton Village and at the traffic lights and crossroads turn left signposted to Croyde and Saunton. Continue along Caen Street and turn right into North Street at the White Lion Pub. Continue along North Street and proceed to the very end and continue directly ahead at the bottom of Rock Hill, continue ahead where the lane bends around to the right and 'Rusper' will be found on your left hand side.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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- Room list:**
- Please Note Room Sizes May Vary**
- Living Room**  
4.72m max x 4.85m max (15'6 max x 15'11 max)
- Kitchen/Diner**  
4.60m max x 4.29m max (15'1 max x 14'1" max )
- Utility Room**  
1.65m max x 1.63m (5'5 max x 5'4" )
- Ample Storage Cupboards**
- Bedroom 1**  
4.98m max x 4.29m max (16'4" max x 14'1 max )
- Bedroom 2**  
4.29m max x 2.39m max (14'1" max x 7'10 max )
- 4 Piece Suite Bathroom**  
2.16m max x 1.80m max (7'1 max x 5'11" max )
- Close Walk To Village Centre**
- Lovely Tucked Away Position**
- Charm & Character**
- Viewing Essential**

## Overview

Phillips Smith & Dunn are delighted to offer to the market 'Rusper' found to be a deceptively spacious 2 bedroom semi detached cottage situated within a pleasant tucked away position yet is convenient to the village centre via a short walk along the Tarka line. The property has the advantage PVC double glazing, electric heating and is available with full vacant possession therefore, can be occupied with the minimum of delay.

The property has a cosy feel whilst retaining a wealth of charm and character to include attractive beams to ceilings, inglenook fireplace and latched pine doors to name a few. The agents consider the property will be of particular interest to a broad spectrum of purchasers to include those seeking a first time purchase, small family home or alternatively would make a perfect special lock and leave bolt hole retreat which can be left for periods of time having no garden liabilities.

Briefly the internal accommodation comprises entrance door leads into the spacious lounge diner, this lovely room oozes charm and character to include beams to ceiling along with an attractive inglenook fireplace, the staircase rises to the first floor and has a useful storage cupboard below. The kitchen is split level having just a few steps that rise up to the kitchen diner, there are ample base and wall units with ample working surfaces with inset sink unit. There is space for a round breakfast table situated to one corner. Furthermore, there is also the advantage of a utility room with Belfast sink with space and plumbing to side for a washing machine. To the first floor there is a split level landing with a most useful store area located within the eaves accessible via a ladder. Bedroom 1 is a good size bedroom having a fitted wardrobe. Bedroom 2 is a comfortable single bedroom and has a skylight allowing plenty of natural light into the room. The 4 piece bathroom comprises of a white suite to include bath, WC, with inset wash basin onto vanity unit along with a separate shower enclosure.

## Situation

Butts Path is situated towards the end of North Street and conveniently position within a short walk to the village centre. Braunton is considered to be one of the largest villages in the country and caters well for its inhabitants with an excellent range of primary and secondary schools, churches, public houses, restaurants, coffee houses, Tesco superstore, Cawthorne's store and a good number of independent shops and stores.

The sandy beaches of Croyde and Saunton are approximately 5 miles to the West and Saunton offers the renowned golf club with its two championship courses. The ancient borough of Barnstaple and the regional centre of North Devon is approximately 5 miles to the east and here a wider range of amenities are available. These include covered shopping at Green Lanes and out of town shopping at Roundswell. There are leisure facilities including the new North Devon Leisure Centre, Scott's cinema, Tarka Tennis Centre and the Queens Theatre. There is access onto the North Devon Link Road which provides convenient route to the M5 motorway at junction 27 Tiverton Parkway with direct links to London Paddington.

## Services

Mains water, drainage and electric.

## Council Tax

To be confirmed

## EPC Rating

Band E

## Tenure

Freehold

## Viewings

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

