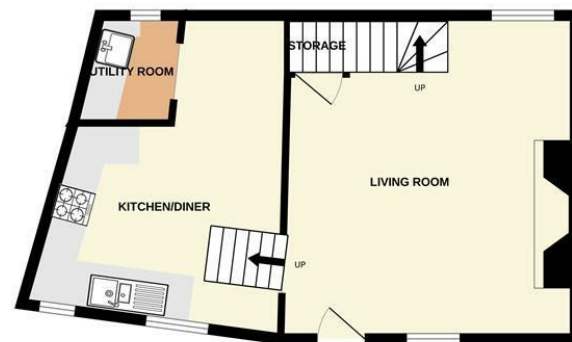


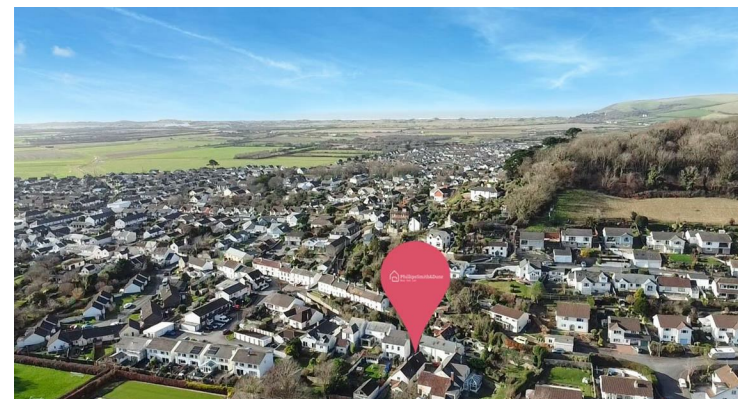
GROUND FLOOR



1ST FLOOR



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 ©2025



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.

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

Call 01271 814114

or email branton@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.

Spacious 2 Bedroom Character Cottage

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

Guide Price

£272,000

- 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



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.

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



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