

GROUND FLOOR  
1174 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1852 sq.ft. (172.1 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 on the A361 to Braunton and at the centre of the village and traffic lights continue straight on signposted to Ilfracombe. After a short distance turn left just after the fire station which is signposted to Georgeham. Continue up the hill and carry on along this road without deviation over the top with a fine view over the bay to the left. Continue through the hamlet Darracott and continue on into Georgeham. As you go up the hill into the village take the first turning right into Longland Lane and the property will be found a short distance down on the left hand side.

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## Comfortable & Well Presented Home

10 Longland Lane, Georgeham, Braunton, EX33 1JR

Guide Price

**£725,000**

- 3 Double Bedrooms, 3 Bathrooms
- Large Living Room & Sun Room
- Kitchen/ Breakfast Room
- Shower Room & Utility
- UPVc D/G, Efficient Electric Heating
- Ample Parking & Garage
- Delightful & Private Gardens
- Immaculate Throughout
- EPC: E





We are delighted to bring to the market this immaculate home which is offered for sale in first class order throughout. The accommodation is very spacious with bright and airy rooms; ideal for families or those looking for a comfortable retirement home. Only when viewed can this lovely chalet style house be fully appreciated.

The property forms part of the very sought after Longland Lane area of Georgeham which is to the edge of the village and comprises a mixture of 1960's/70's homes, most of which have been extended and improved over the years. In this respect, no. 10 is no different. The accommodation is arranged over two floors with the benefit of UPVc double glazing and efficient and economic to run electric heating.

The rooms flow nicely with a good size entrance porch and entrance hall with open tread staircase to the first floor. The living room is 6 meters long with calor gas fireplace and double doors to the sun room. This is a lovely space in which to unwind with a book and watch the sun go down over the rear garden. The kitchen/breakfast room has underfloor heating and is well fitted with wall unit underlighting and has some built in appliances. From here there is a shower room, ideal to de sand from a day at the beach and a useful utility room. The 3rd bedroom is to the ground floor which has the use of the shower room.

To the first floor is the very spacious main bedroom which has built in wardrobes and a generous en suite bathroom. The second bedroom has a window seat with storage under and a large walk in store room. This offers potential to increase the size of the bedroom. Also, there is a well appointed 4 piece bathroom and this, too, has underfloor heating.

The property has access directly from the lane to the front where there is an excellent amount of off road parking and attractively laid to red brick. There are flower and shrub beds and side access to the delightful rear garden. Here, there is a generous patio which is west facing and an ideal area to dine al fresco as there is an excellent degree of privacy.

## Services

Water, Electric &  
Drainage

## Council Tax

E

## EPC Rating

E

## Tenure

Freehold

## Viewings

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



Georgeham is an extremely sought after, typical Devon village surrounded by superb countryside. Longland Lane is a road which comprises similar style houses and bungalows and is situated close to the centre of the village.

Here, there is a very good primary school and church. Furthermore, there are two extremely good pubs/restaurants and a community shop. There is easy access and bus to the larger village of Braunton, only a few miles to the south east. Here there are further amenities including secondary schooling, a Tesco superstore and the family run Cawthorne's Store. There are coffee shops, medial centre and a number of local shops and stores,

The superb sandy beaches at Croyde and Saunton, renowned for their excellent surfing, are only a few minutes drive away and at Saunton, there is highly regarded golf club with its two championship courses. Delightful countryside surrounds the village and there are further beaches at Putsborough and Woolacombe.

Barnstaple, the regional centre of north Devon, is approximately 7 miles to the south east and here a wide range of amenities can be found. These include further education at Petroc, covered town centre shopping at Green Lanes and out of town shopping at Roundswell. Social facilities include a brand new leisure centre, Scotts Cinema, ten pin bowling and The Queens Theatre. There is access on to The North Devon Llnk Road which provides a convenient route to the M5 motorway at junction 27. There is also the Tarka Rail Line to Exeter in the south which connects to London Paddington.



## Room list:

### Wide Entrance Hall

#### Living Room

7.88 x 3.80 (25'10" x 12'5")

#### Sun Room

3.78 x 2.57 (12'4" x 8'5")

#### Kitchen/Breakfast Room

4.24 max x 2.86 (13'10" max x 9'4")

#### Shower Room

1.48 x 1.26 (4'10" x 4'1")

#### Utility Room

3.03 x 1.91 (9'11" x 6'3")

#### Bedroom 3

3.84 x 3.04 (12'7" x 9'11")

#### First Floor Landing

#### Bedroom 2

4.85 x 3.60 narr 2 (window seat)  
(15'10" x 11'9" narr 6'6" (window seat))

#### Store Room

2.60 x 2.31 (8'6" x 7'6")

#### Bedroom 1

6.31 x 3.88 max (20'8" x 12'8" max)

#### En Suite

2.52 x 1.72 (8'3" x 5'7")

#### Family Bathroom

3.32 x 2.13 (10'10" x 6'11")

#### Garage

5.01 x 3.09 (16'5" x 10'1")

#### Ample Off Road Parking

#### Delightful & Private Rear Gardens