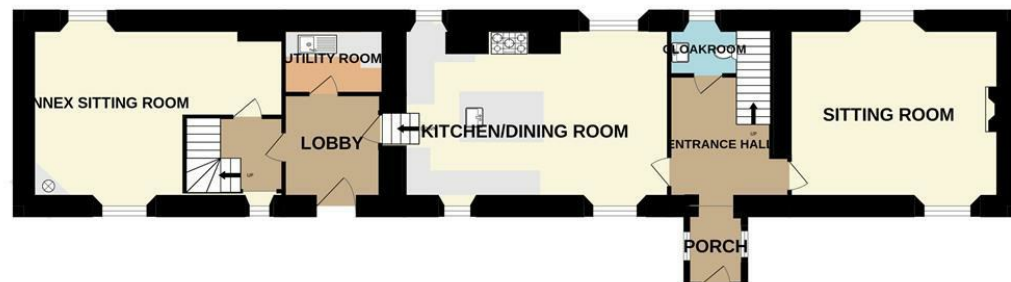


GROUND FLOOR



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.
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Superb Home With Adaptable Rooms

Long Cottage Upcott, Braunton, EX33 1HT

Asking Price

£1,350,000

- Spacious Character Home
- UPVc Double Glazing
- Annex Ideal For Income
- Flexible Accommodation
- Superb Kitchen/ Dining Room
- Large Garage/ Workshop
- Efficient Air Source Heating
- Good Size Sitting Room
- Super Gardens & Parking

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We are delighted to bring to the market this quite superb detached property which offers a tremendous amount of space and is located in a quiet rural location, surrounded by beautiful countryside and light woodland. The present owners are now downsizing but during their years of ownership, have improved, extended and maintained the house to a very high standard.

This is not a Devon Longhouse but, as its name suggests, it IS a long house which offers exceptional and very flexible accommodation. The house benefits oak double glazed windows and air source heating which features underfloor heating in the spacious hall and into the large kitchen/ dining room. With the attractive tiled floors, this generates a lovely, warming welcome home on a wet evening. The house offers many features and, as the majority of rooms are double aspect, light floods into the house making it very light and airy.

The house is in two parts; the main house with 3 bedrooms; and the annex where there are 2 bedrooms. The main entrance porch opens to the hall which has a useful cloakroom. The sitting room is most comfortable with lovely wood flooring and a wood burner focal point. If you're looking for a large kitchen with a dining area, this will fit the bill! Offering over 7meters of space with tiled, underheated floor this has been well fitted with hardwearing bamboo work tops and a heavy central ceiling beam. A deep recess can accommodated a wide range with glazed tiled splash backing and filter fan over. Steps lead down to the lobby and utility room and access to the annex sitting room. This, too is a comfortable room, again with a wood burner to one corner of the room.

The 1st bedroom to the main house has his 'n' her wardrobes and a well appointed en suite shower room. There are 2 further bedrooms and a lovely family bathroom with wood panelled bath and vertical radiator and towel rail. The annex main bedroom also has an ensuite bathroom and a further bathroom and bedroom. The annex is ideal for a dependant relative or to let and accrue a good income stream. However, the whole house could just as easily be used as a single home as the annex landing hall connects main house bedroom 2.

This is a wonderful property which will make for a really splendid home in which to bring up a family for years to come. It offers plenty of space where older children can find their own area in one part of the house and the adults can enjoy the peace and tranquility in the opposite end. We highly recommend a full viewing in order to appreciate what the property has to offer.



The house is situated in a very pleasant rural area with attractive individual homes dotted around and which make up a the charming hamlet of Upcott. Set only 3 miles from the large village of Branton and 3 miles to the beautiful sandy bay at Croyde this makes for a wonderful and convenient area in which to live.

Standing on a plot of about one third of an acre this will be of interest to those keen gardeners looking for a good size garden and excellent parking. The house backs right onto the lane ,so the gardens are set to the front of the property. Immediately to the front is a wide space ideal for ample parking and where there is also a raised, level semi circular space to sit out. There is also parking to the side which gives access to the rear and to the very large double garage/ workshop which has 2 sets of double doors. To the rear of the garage is a store shed.

A flight of steps from the parking area lead up to the formal gardens which are mainly laid to a wide expanse of lawn with flower beds, trees and shrubs. The lawn then sweeps up to the higher level of lawn which opens to brick garden store sheds to the front of which are slightly raises vegetable beds. To the rear of the garden is attractive stone retaining walls and this provides an elevated, further area to sit and enjoy the open view whilst sipping a glass of wine. This really is a place to escape the hustle and bustle of town life.

Branton is only a few minutes drive away and it caters well for the wider community to include primary and secondary schools, churches, public houses, coffee shops, Tesco superstore and the family run Cawthornes store. Georgeham village is 1.6 miles away and here there are 2 good pub/restaurants and primary school. a 10 minute drive to the west takes you to the choice coastal village of Croyde. This enjoys a world wide reputation for excellent quality of surf.

Barnstaple, the main north Devon town, offers excellent covered town centre shopping at Green Lanes and out of town shopping at Roundswell where there is a good choice of super stores. There is good social and sports facilities including a brand new leisure centre, Tarka Tennis Centre, Scott's cinema and The Queens Theatre. Access on to The North Devon Link Road provides a convenient route to the M5 Motorway at junction 27 and where Tiverton Parkway Rail Station connects to London Paddington. The Tarka Rail Line connects to Exeter and this, too connects to Paddington.

Room list:

Entrance Porch & Hall

Cloakroom

2.06 x 0.91 (6'9" x 2'11")

Sitting Room

5.82 x 4.47 (19'1" x 14'7")

Kitchen/Dining Room

7.14 x 4.75 (23'5" x 15'7")

Rear Lobby

2.60 x 2.05 (8'6" x 6'8")

Utility Room

2.62 x 2.53 (8'7" x 8'3")

Bedroom 1

4.44 x 3.51 (14'6" x 11'6")

En Suite Shower

3.32 x 2.23 (10'10" x 7'3")

Bedroom 2

4.73 x 3.69 (15'6" x 12'1")

Bedroom 3

3.48 x 3.14 (11'5" x 10'3")

Family Bathroom

3.17 x 1.87 (10'4" x 6'1")

ANNEX

Living Room

6.45 narr 3.37 x 5.08 (21'1" narr 11'0" x 16'7")

Bedroom 4

3.30x 3.25 (10'9"x 10'7")

En Suite Bathroom

2.80 x 1.67 (9'2" x 5'5")

Bedroom 5

3.78 x 3.16 (12'4" x 10'4")

Bathroom

2.22 x 2.16 (7'3" x 7'1")

Garage/Workshop

6.42 x 5.93 (21'0" x 19'5")

Super Grdens and Ample Parking

Services

Electric. Bore Hole Water Private Drainage. Air Source Heating

Council Tax band

F

EPC Rating

E

Tenure

Freehold

Viewings

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

