



GROUND FLOOR 1049 sq.ft. (97.5 sq.m.) approx



1ST FLOOR 558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1608 sq.ft. (149.4 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 guaranter as to their operability or efficiency can be given.

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#### **Directions**

From Barnstaple follow the A361 to Braunton. At Wrafton, take the right fork sign posted to Heanton. Take the right hand turn, again sign posted to Heanton. Follow this road up the hill and into Heanton village. As you have the red telephone box on your right, The White House is found directly on your left hand side.

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Attractive Home In Lovely Devon Village

Red Brick House Heanton, Barnstaple, EX31 4DQ

£389,950

Asking Price

- Very Attractive 3 Bedroom Home
- Lovely Sitting Room & Conservatory Kitchen, Utility Area & Cloakroom

• Requires Some Investment

- Rear Patio Garden & Secret Garden UPVc D/G & Oil Central Heating
- Tremendous Potential
- Double Garage & Parking Space
- NO ONWARD CHAIN

Braunton 01271 814114 • Barnstaple 01271 327878 www.phillipsland.com braunton@phillipsland.com





This is an amazing opportunity to acquire this almost iconic house which is situated in the very sought after village of Heanton Punchardon. The house stands in a commanding central position looking down through the road with views towards Braunton Burrows and on to Lundy Island in the distance. As it's name suggests, this unmistakable red brick house has shuttered windows and is very pleasing to the eye. The house offers NO ONWARD CHAIN, so it can be purchased very quickly. without any delays.

Red Brick House offers delightful accommodation which, although is very livable, requires improvement and up grading. However, there is plenty of scope and potential to extend the property into the very large garage which is attached to the side. This will provide further living space to the house but will still allow for a good size garage. We recommend a viewing to fully appreciate the character and potential of this charming house.

The rooms flow nicely with a good size entrance hall. The living room is over 7meters long and has a living flame gas fire set in red brick chimney. There is a window seat and the room opens to the conservatory, to the rear, which overlooks the patio garden. There is a good size dining room which also has a window seat and attractive feature fireplace. From here you go into the kitchen which has a tiled floor, door to the rear patio garden and which opens to a utility area and useful cloakroom. To the first floor there are 3 good size bedrooms which have lovely open aspects to Lundy in the distance. There is a large bathroom and separate WC which require updating. Furthermore, there is a very useful study which could make for an occasional 4th bedroom.

There is an attractive front garden with low wall and is laid to pea gravel for convenience. There are some flowers, shrubs and gate to the front and double side gates. The rear patio garden has flower beds and shrubs which provide privacy. There is access to the garage and rear garden gate. This leads to the rear lane. Oppose the house is a delightful SECRET GARDEN. This is a super private area with a green house, trees, shrubs and flowers. A crazy paved path winds through the lawn to a patio. From here there are beautiful views over open countryside and on the Braunton.



Heanton is a delightful village where the inhabitants enjoy a quiet life knowing that they can easily gain access to the amenities of Braunton. It is surrounded by magnificent countyside which provides many hours a splendid country walks. It occupies an elevated position situated only 2 miles to the east of the large village of Braunton. This is a 5 minute drive away.

Braunton is considered one of the largest villages in the country and it caters well for it's inhabitants with a wide range of amenities. These include good primary & secondary schools, a Tesco superstore and the family run Cawthorne's Store. There are some good restaurants, coffee shops, pubs and a good number of local shops and stores. Closeby is Braunton Burrows, a UNESCO site and this is ideal for walking and exercising dogs etc. This area can be clearly seen form the house. The sandy beaches at Saunton and Croyde are close by, whilst Saunton offers the renowned golf club with its 2 championship courses.

Barnstaple, the main town of north Devon, is under 5 miles away to the east. Here there a wider range of social, leisure and shopping facilities. There is covered shopping to the town centre at Green Lanes, whilst there are out of town shops at Roundswell. A new leisure center is close to The Tarka Tennis Centre and there is a cinema and The Queens Theatre.

Access on to The North Devon Link Road offers a convenient link to the M5 motorway at junction 27, whilst The Tarka Train Line connects to Exeter which then picks up the direct route to London.

### Room list:

**Entrance Hall** 

Living Room

7.06 x 3.81 max (23'1" x 12'5" max)

Conservatory

2.75 x 2.05 (9'0" x 6'8")

**Dining Room** 

3.96 x 3.86 (12'11" x 12'7")

Kitchen

3.61 x 2.89 (11'10" x 9'5")

Utility Area

1.45 x 1.12 (4'9" x 3'8")

Cloakroom

First Floor Landing

Bedroom 1

3.94 x 3.50 (12'11" x 11'5")

Bedroom 2

3.89 x 2.71 (12'9" x 8'10")

Bedroom 3

2.81 x 2.34 (9'2" x 7'8")

**Study** 2.35 x 1.56 (7'8" x 5'1")

Family Bathroom

2.98 x 2.52 (9'9" x 8'3")

Separate WC

Attached Garage

8.46 x 4.36 narr 3.17 (27'9" x 14'3" narr 10'4")

Off Road Parking/ Drive

**Enclosed Front & Rear Gardens.** 

Private Secret Garden Over The Road

### Services

Mains Water, Electric & Drainage. Oil Central Heating

## Council Tax band

# EPC Rating

### **Tenure**

Freehold

### Viewings

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



