

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 guarantee as to their operability or efficiency can be given.
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Attractive Home In Lovely Devon Village

Red Brick House Heanton, Barnstaple, EX31 4DQ

Asking Price

£389,950

- Very Attractive 3 Bedroom Home
- Requires Some Investment
- Tremendous Potential
- Lovely Sitting Room & Conservatory
- Kitchen, Utility Area & Cloakroom
- Double Garage & Parking Space
- Rear Patio Garden & Secret Garden
- UPVC D/G & Oil Central Heating
- NO ONWARD CHAIN

Looking to sell? Let us
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or email braunton@phillipsland.com

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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

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 Branton 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 Branton.

Services

Mains Water, Electric & Drainage.

Oil Central Heating

Council Tax band

E

EPC Rating

E

Tenure

Freehold

Viewings

Strictly by appointment with

Phillips, Smith & Dunn Branton

branch on

01271 814114

