



JUSTCOTT, FORDA

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## Super Home In Very Sought After Location

Justcott, Forda, Braunton, EX33 1JG

Asking Price

**£875,000**

- A Superb Detached Family Home
- All Arranged Over 3 Floors
- 4 Bedrooms & 3 Bathrooms
- Sitting Room and Dining Room
- Kitchen/ Breakfast Room & Utility
- Air Source Heating & D/G
- Parking for 3 & Lovely Gardens
- Delightful Rural Outlook
- EPC: D

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Justcott is an attractive and very deceptive detached home which demands a full inspection to fully appreciate the spacious and adaptable accommodation on offer. Furthermore, there are many features and, unusually, the house is arranged over three floors and benefits air source heating and double glazing so it is efficient and easy to run.

The rooms flow nicely and you enter the house on the ground floor via the corner porch and entrance hall with stairs to the lower ground floor and first floor. On this entry level there is a useful cloakroom with the 4th bedroom adjacent. The double aspect sitting room has a lovely, relaxing atmosphere with wall lighting, oak flooring and the focal point wood burner with a slate plinth. The separate triple aspect dining room is at present a study but it could also be a good sixth 5th bedroom, if required. To the lower ground floor is a well fitted kitchen/dining/living room. Here there ate twin French doors opening to the garden and so offer a lovely open aspect. There is a built in dishwasher, hob and oven and a good range of base and wall cupboards with under lighting. The floor has easy to maintain tiled floor which continues in to the utility room which has a door to the garden and the useful shower room.

The the first floor are the bedrooms. The main bedroom is very bright, being triple aspect, and so takes full advantage of the super rural views, it also has an en suite shower. Bedroom 2 has a built in wardrobe and cupboard and has stripped floor whilst the 3rd bedroom is situated by the good size, fully tiled family bathroom which has a corner bath and sun tube light.,

The property has good off road parking to the front which is laid to chippings for ease of maintenance. The gardens are to the front of the house and are attractively laid out. From the kitchen there is a good size patio ideal for al fresco dining. The lawn slops gently to the living stream which is to the boundary. There is then an area for vegetables and a green house. The gardens offer an excellent degree of privacy and a delightful open aspect.

In all, this is a splendid home which really must be seen. It offers well presented and flexible accommodation which is sure to appeal to those wanting a comfortable family home. Alternatively, for the actively retired or there are possibilities for a dependent relative to have their own space.

## Services

Mains Water, Electric  
& Drainage. Air  
Source Heating

## Council Tax

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by  
appointment.  
Please call us on  
(01271) 814114



Justcott stands in the delightful hamlet of Forda, which is just under a mile from Croyde Village, and is surrounded by stunning countryside. Therefore, the property is in a quiet area but still very convenient to the superb and renowned Croyde Bay beach.

Croyde considered one of the premier and choice coastal villages in the region and has a superb sandy beach. This is well known throughout the country as a mecca for surfers and water sports enthusiasts. The larger beach at Saunton Sands is just around the corner and here there is the renowned golf club with 2 championship courses. Croyde has some very attractive thatched cottages and a good number of shops, pubs and restaurants. Futhermore, there is a post office/ stores and a garage. A regular bus service connects to Braunton, some 3 miles to the east. Here there is a Tesco superstore, Cawthorne's family store, a good number of restaurants, primary and secondary schools and coffee shops.

The bus route continues to Barnstaple, the principle north Devon town, a further 5 miles to the south east. This caters well for the area with the brand new Tarka Leisure Centre, Tarka Tennis Centre, Scott's cinema and The Queen's Theatre. There is good town centre shopping at Green Lanes and out of town shopping at Roundswell with a choice of superstores. There is access on to The North Devon Link Road which offers an easy drive to the M5 motorway at junction 27, Tiverton with Tiverton Parkway Rail Station. The Tarka rail line takes you to Exeter which then picks up a direct line to London Paddington..



## Room list:

**Entrance Porch & Hall**

**Cloakroom**

**Sitting Room**  
4.90 x 3.36 (16'0" x 11'0")

**Dining Room**  
3.65 x 3.21 (11'11" x 10'6")

**Bedroom 4**  
3.78 x 3.25 (12'4" x 10'7")

**Lower Ground Floor**

**Kitchen/ Breakfast Room**  
6.71 x 3.62 max (22'0" x 11'10" max)

**Shower Room**  
2.05 x 1.42 (6'8" x 4'7")

**Utility Room**  
3.47 max x 3.25 (11'4" max x 10'7")

**First Floor Landing**

**Bedroom 1**  
3.66 x 3.27 (12'0" x 10'8")

**En Suite Shower Room**  
2.23 max x 1.69 (7'3" max x 5'6")

**Bedroom 2**  
3.92 x 3.26 (12'10" x 10'8")

**Bedroom 3**  
3.31 x 2.31 (10'10" x 7'6")

**Family Bathroom**  
2.07 x 2.05 (6'9" x 6'8")