



## Some Of The Best Views In Braunton

Restormel Down Lane, Braunton, EX33 2LE

Asking Price

**£715,000**

- Spacious Family House
- Kitchen, Utility & Cloakroom
- UPVc D/G & Gas C/Heating
- Stunning & Far Reaching Views
- Potential For Annex, B&B
- Garage & Parking
- 4 Double Bedrooms, 2 Reception
- Shower Room & Sep WC
- EPC: D

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## Room list:

**Large Entrance Hall**  
3.11 x 3.07 (10'2" x 10'0")

**Lobby & Cloakroom**

**Sitting Room**  
5.65 into bay x 1.78 (18'6" into bay x 5'10")

**Dining Room**  
4.85 into bay x 4.82 (15'10" into bay x 15'9")

**Kitchen**  
3.08 x 2.84 (10'1" x 9'3")

**Utility Room**  
2.75 x 1.70 (9'0" x 5'6")

**Store**  
1.90 x 1.70 (6'2" x 5'6")

**Landing**

**Bedroom 1**  
5.90 into bay x 4.80 (19'4" into bay x 15'8")

**Bedroom 2**  
4.81 x 3.98 max (15'9" x 13'0" max)

**Bedroom 3**  
4.55 max x 3.07 (14'11" max x 10'0")

**Bedroom 4**  
3.41 x 3.08 (11'2" x 10'1")

**Shower Room & Sep WC**

**Lower Ground Floor Workshop/ Store**  
5.34 x 4.68 narr 3.01 (17'6" x 15'4" narr 9'10")

**Store**  
7.05 x 3.67 (23'1" x 12'0")

**Garage & Parking for 2**  
4.85 x 2.73 (15'10" x 8'11")

Coming to the market for the first time in many years is this very spacious semi detached house which has the most wonderful and breathtaking views. Furthermore, not only does it offer very extremely spacious accommodation, which will ideally suite a family, but there is good potential (sub pp) to create an annex to the lower ground floor level.

The house stands in a very commanding position in Down Lane so it takes full advantage of the full panoramic view from Heaton to Velator Quay, the confluence of the Taw & Torridge, over The Great Field and on to the ocean. Quite a stunning vista, which can only be appreciated when you see it for yourself!

The spacious nature of the rooms are evident as soon as you step foot into the large entrance hall with it's wide front door and cloakroom and separate WC. From the hall you enter the sitting room.....and .the first thing that you see is the large picture bay window which frames the stunning view and also lets the maximum amount light into the the room. A connecting door leads to a lobby area with a door to the rear garden and which opens to the dining room. Here, too there is a beautiful view from the bay window. Furthermore, there is very useful and extensive built in storage. The kitchen has a utility room & store off, so there is potential to knock them into 1 kitchen/ breakfast room.

To the first floor is a spacious landing and 4 double bedrooms each with wash basins.. The main bedroom is over 19ft into the bay, whilst bedroom 2 has built in wardrobes. Being first floor, the views from here is even better. There is a lower ground floor space, currently used as workshop and storage. However, sub to any planning and some excavation, there is good potential to create an annex.

To the front of the house is a detached garage and off road parking to the side. Steps lead down to a courtyard area and the front door. There is side access which opens to the rear garden. Here there is a patio area and a slightly split level garden. These are principally laid to lawns with flower beds and a mature apple tree. The gardens are separated by maturing camellia, magnolia tree and azaleas.

The property is situated in the very sought after Down Lane location and enjoys breathtaking southerly views. A viewing is advised to fully appreciate the full panorama on offer. Down Lane is situated to the edge of Braunton, however, access to the village centre is still convenient.

The village is considered to be one of the largest in the country and caters well for its inhabitants with an excellent range of amenities including primary and secondary schooling, medical centre, public houses, churches and a good number of local shops. There is also Tesco's and Cawthorne's store, whilst approximately 3 miles to the west are the sandy beaches at Croyde and Saunton. These are a mecca for surfing enthusiasts and renowned throughout the world. Saunton also offers an excellent golf club with two championship courses.

There is a regular bus service which connects to Barnstaple, the regional centre of north Devon, approximately 5 miles to the east. Here a wider range of amenities can be found including The Queens Theatre, a brand new leisure centre, covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There are further super stores on offer whilst The North Devon Link Road provides a convenient route to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter in the south and this picks up a direct route to London.

In all this is a tremendous opportunity to acquire a home for a growing family in a superb position with the most amazing views and which can be occupied very quickly.

## Services

All Mains Services

## Council Tax

E

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by  
appointment  
contact (01271)  
814114

