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Directions

From Barnstaple proceed along the A361 to Braunton. At the traffic lights in the centre of the village carry straight on signposted to Ilfracombe. Continue along this road to the fire station on the left hand side and here turn right towards St Brannocks Church. Follow the road until the end, where it turns into Silver Street. Continue along the street, up the hill which then merges with Corilhead Road, proceed ahead where the property will be found after a short distance on the left hand side.

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A Most Attractive 3 Bed Family Home 'Viewing Essential'

Guide Price

£525,000

Valley View, Corilhead Road, Braunton, Devon, EX33 2EW

- Superbly Presented Family Home
- Charm & Character Features
- Cosy Sitting Room
- Superb Kitchen Diner
- 3 Bedrooms & Bathroom
- Delightful Sun Terrace
- Large Garden & Off Road Parking
- Basement With Scope & Potential
- EPC: D



Phillips Smith & Dunn are delighted to offer to the market 'Valley View' found to be a very well presented 3 bedroom semi detached family home. The property is located within a pleasant semi rural position situated on a quiet leafy lane situated to the outer periphery of the village. The property stands on a generous and elevated plot and has the advantage of ample off road parking to the front and side of the house. As the name would suggest it affords fine views across the valley towards mature woodland and beyond from the rear that enjoys a sunny facing aspect.

Valley View is believed to have been built circa 1930's and has retained some lovely character features to include stained glass entrance door an impressive tiled entrance hall, wood burning stove, and stripped floorboards to name just a few. Whilst retaining these characterful features the property is considered an easy to run home benefiting from full pvc double glazing to the majority, along with gas fired central heating and is found to be tastefully decorated throughout. Furthermore, there is the advantage of a spacious basement/store located beneath the sun terrace. This offers tremendous scope and potential to create an additional room if required subject to the necessary planning permission and consent. The agents consider that this will be of particular interest to those that require the ability to work from home, this could be adapted to create a fine home office/study. This lends itself to a multitude of purposes and could also be adapted to create a further bedroom if required, games/hobbies room, children's play room,treatment room or simply used as spacious workshop and store.

Briefly the internal accommodation comprises entrance door under storm porch canopy leading through into the impressive entrance hall, having period tiled flooring with large under stairs storage having space and plumbing for washing machine and tumble drier. The sitting room is located to the front of the property and has a bay fronted window overlooking the private drive. A recessed wood burning stove with slate hearth provides a fine focal point to the room. The kitchen diner is located to the rear of the property and enjoys a sunny facing aspect that allows plenty of natural light to flood into the room. The kitchen has ample base units with cream shaker style door fronted units complimented with solid timber working surfaces. There are integral appliances to include a fridge freezer, dishwasher along with inset 1.5 bowl sink unit, electric hob and oven below. There is an attractive exposed beam to ceiling along with a further recessed fireplace. The well planned accommodation has been thoughtfully designed that provides direct access leading from the kitchen diner onto the substantial sun terrace. This delightful area provides an extension of living accommodation and is the perfect setting for alfresco dining and is great for entertaining taking in the wonderful views. Directly below is the basement/store that offers huge scope and potential which can only be fully appreciated upon a formal viewing. To the first floor there is good size landing serving all rooms with store cupboard and attractive period style panelling. There are three bedrooms, two are generous sized double rooms that each have a feature fireplace with slate hearth. Bedroom 1 located to the rear enjoys fabulous far reaching views, whilst bedroom 2 overlooks the front elevation. Bedroom 3 is a comfortable single room and also overlooks the front of the property. The family bathroom comprises of a 3 piece white suite, comprising bath with electric shower, low level WC and wash basin. There are solid slate floor tiles complimented with dove grey tongue and groove wall panelling and stylish ceramic wall tiles.

Services

Mains water, gas and electric. Private drainage

Council Tax

Band D

EPC Rating

To be confirmed

Tenure

Freehold

Viewings

By appointment with the Braunton office. Call us on (01271) 814114.



There is off road parking to the front and side of the property for numerous vehicles on the private driveway laid with stone chippings. There is side access that leads to the rear of the property and enjoys a sunny facing aspect therefore enjoys a high degree of sunshine late into the evening . A large sun terrace provides the perfect space to relax and unwind and enjoys splendid views across the valley. This delightful area is a true sun trap and is perfect for entertaining. The glass and timber frame balustrade allows uninterrupted views from the house and terrace that overlooks the garden and beyond. A gently sloping lawn leads down to the lower part of the garden with useful store shed. This child and pet friendly garden has mature and well established hedging on either side therefore, enjoys a good degree of privacy. The basement/store offers endless possibilities to reconfigure and adapt subject to the necessary PP.

The property stands to the edge of the village in a very pleasant semi rural setting. However, the village centre is only a short distance away and here a wide range of amenities can be found including; primary and secondary schooling; Tesco store; a good range of restaurants; pubs and local shops and stores. There is a regular bus service to the superb north Devon beaches at Croyde and Saunton, approximately 5 miles away. These are, of course, synonymous with the surfing fraternity, renowned for their excellent water sport facilities as well as many miles of superb walks along the South West Coastal Path. Saunton offers an excellent golf club with 2 championship courses. Barnstaple, the regional centre of north Devon, is 5 miles to the east. Here there is a wide choice of supermarkets and excellent shopping facilities. There is good covered town centre shopping at Green Lanes and out of town shopping at Roundswell. Sports and social facilities include a brand new sports leisure centre, Tarka Tennis Centre,Scott's cinema, ten pin bowling and The Queen's Theatre. There is access to the north Devon Link Road which provides a convenient route to the M5 motorway. The Tarka Rail Line connects to Exeter in the south.This picks up the direct route to London.

Room list:

Entrance Hall
4.50m x 2.82m (14'9 x 9'3)

Sitting Room
3.99m into bay x 3.38m (13'1 into bay x 11'1)

Kitchen Diner
5.99m x 3.91m max (19'8 x 12'10 max)

First Floor

Landing

Bedroom 1
3.94m x 3.30m (12'11 x 10'10)

Bedroom 2
3.30m x 3.28m (10'10 x 10'9)

Bedroom 3
2.26m x 1.93m (7'5 x 6'4)

Bathroom
2.44m x 1.70m (8'0 x 5'7)

Basement / Store
5.13m max 4.37m (16'10 max 14'4)

Splendid Family Home

Off Road Parking Spaces

Further Scope & Potential

Superb Sun Terrace

Viewing Essential

