

# A Superb Character Home In Choice Village

Middle Cottage St. Marys Road, Croyde, Braunton, Devon, EX33

1 DF

Asking Price

£755,000



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# Occupying A Tucked Way And Quiet Position Yet Easy To The Village Centre

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Very rarely does a property come to the market which offers so much in terms of quality, character, presentation and location. Middle Cottage can meet the requirements for the most discerning purchaser in almost every aspect and therefore, we recommend a viewing at the earliest opportunity to fully appreciate the property's credentials. However, be quick as properties such as Middle Cottage are few and far between.

Although located to the very heart of this choice coastal village, when one stands in the garden you can be forgiven for thinking that the village centre is way away, as here you feel you are in your own peaceful oasis. However, only a few minutes walk away can you be enjoying a meal at one of the superb restaurants or pubs or picking up your paper and a pint of milk for your breakfast. This very private position is found just off St Marys Road via a private drive which is barely noticed by those driving past. The property enjoys a good degree of security with a gated access to the car parking area where there are two dedicated car parking spaces. Although this fine Grade II listed 17th century cottage comes to the market at a time when demand is high, properties of this nature always command a higher appeal as there simply are not these types of properties available.

The cottage boasts a wealth of charm and character which combine nicely with the contemporary and stylish fittings which one would expect of a property of this nature. The stylish interior is sure to appeal to those persons seeking a property which offers comfort and charm, in a convenient and yet peaceful location. This is evident immediately you enter the property via the entrance porch and the wide heavy door into the entrance hall with its fine flagstone floor. From here there is access into a most comfortable sitting room with Oak flooring, display recess, painted beamed ceiling and a window seat with the beam over.



The focal point for the sitting room, is the open fire, again with a beam over and the lovely feature window which opens into the garden room to the rear of the cottage. The kitchen/dining room is a superb room which offers a part glazed door to the rear patio garden and the room also has painted beam ceiling. The attractive kitchen units have granite work surfaces and some built in appliances. There is a superb former Inglenook fireplace with bread oven with original door with exposed stonework and beam over which houses the calor gas cooker. The floor is tiled and there is an excellent recess for a fridge/freezer. From the kitchen/dining room there is access to the rear lobby, with stairs to the first floor and to a very useful utility area and large ground floor cloakroom. Furthermore, via the stable doors, there is access to the light and spacious garden room which also leads to the patio and gardens which catch a good degree of sunlight.

To the first floor there is a good sized bright landing, as are all of the bedrooms. The first bedroom has an en suite shower room, whilst bedroom 2 has a feature fireplace and the 3rd bedroom a lovely exposed part stone feature to one wall. The family bathroom is very well appointed and is fully tiled.

The cottage is approached via a right of way to the front of the property which then leads to a gated communal car parking area of which Middle Cottage has two dedicated car parking spaces.

The gardens are to the rear of the cottage and offer a good degree of privacy and this is an excellent area in which to unwind. Immediately to the rear of the kitchen is a large patio area ideal for al fresco dining, whilst outside the garden room is a most pleasant area to sit beneath the Myrtle tree and enjoy an evening glass of wine. The gardens are laid principally to lawns with raised flower beds and borders, further shrub beds and fir trees.





**LOCATION**

Croyde is one of the most sought after and choice coastal villages in the region and over recent years has become one of the most renowned holiday destinations in the country. Furthermore, the superb sandy bay is a mecca for surfing enthusiasts from around the world, therefore, Middle Cottage could become an excellent investment for those looking for a holiday home which could very easily tap into the very lucrative holiday market. Close by is the larger sandy beach at Saunton Sands where there is also the renowned golf club with its two championship courses. Croyde has the choice of 3 good pub/restaurants, post office and stores, garage and a very good number of excellent restaurants.

Braunton village is approximately 3 miles to the east and connected by a regular bus service. Here a wider range of amenities can be found including primary and secondary schooling, health centre, Tesco's stores, Cawthornes's stores and a good number of local shops and stores. The service continues on to Barnstaple, the regional centre of North Devon approximately 5 miles from Braunton and here a wider range of social facilities can be found. There is access on to the North Devon Link Road which offers a convenient route to the M5 motorway at junction 27 whilst the Tarka Train Line connects to Exeter in the south which picks up the main London, Paddington route.



**ENTRANCE PORCH & HALL**

With a heavy wide door and flagstone floor.

**SITTING ROOM 5.06 x 3.44 (16'7" x 11'3")**

A most comfortable room with beamed ceiling, window seat, recess with inset wood burner and attractive window looking into the garden room.

**KITCHEN/DINING ROOM 5.69 x 4.45 (18'8" x 14'7")**

This is a good size room with quarry tiled floor. Well appointed with a good range of units and granite work surfaces There is a former inglenook fireplace which now houses the space for a calor gas cooker and there is a bread oven with original cover. There are ceiling beams some exposed stone work and door to the rear patio and garden

**LOBBY & UTILITY ROOM**

With storage and tiled floor

**GROUND FLOOR CLOAKROOM**

Tiled Floor

**GARDEN ROOM 2.65 x 2.65 (8'8" x 8'8")**

A very pleasant room being bright and airy. Glass roof and attractive stable door from the lobby and door to the rear garden and patio.



**FIRST FLOOR LANDING**

Store Cupboard

**BEDROOM 1 4.55 nar 3.08 x 3.10 (14'11" nar 10'1" x 10'2")**

**EN SUITE SHOWER ROOM**

White suite with corner shower. low level WC and wash basin

**BEDROOM 2 3.10 max x 3.77 max (10'2" max x 12'4" max)**

A slightly irregular shaped room with feature fireplace

**BEDROOM 3 4 narr 3.65 x 2.51 (13'1" narr 11'11" x 8'2")**

With some attractive exposed stone work feature

**FAMILY BATHROOM**

Being fully tiled and a 4 piece suite

**OUTSIDE**

There is a good size front garden which is level and laid mainly to lawn with flower beds and borders, further shrub beds and fir trees. The garden offers a good degree of privacy. Immediately to the rear of the cottage is a good size patio which is an ideal area to ding AL FRESCO. The patio continues around to a lovely myrtle tree and this is a wonderful area to sit with a glass of wine and enjoy the almost continental atmosphere.





#### TENURE:

Freehold. Charge for maintenance of communal parking area.

#### ENERGY PERFORMANCE CERTIFICATE :

Exempt

#### SERVICES:

Mains water.

Electricity.

Water

Calor Gas Heating.



#### DIRECTIONS

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village and at the crossroads and traffic lights turn left signposted to Croyde and Saunton. Continue along this road through Saunton and down into Croyde village. Continue to the centre of the village, bear right into St Marys Road. At this point slow down and the entrance will be found immediately after the cream Tea Rooms on the left. Continue up the lane which narrows towards the Thatched Cottage and turn into the gravel car parking spaces on the left hand side.



#### VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Braunton Office  
01271 814114



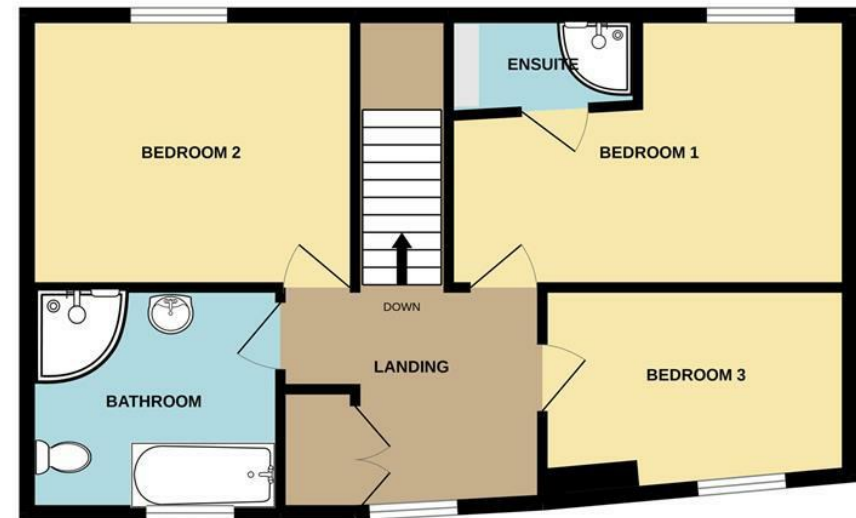




GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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