



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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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## Character Cottage In Private Location

Forsythia Cottage, 82 Velator, Branton, EX33 2BG

Asking Price

**£595,000**

- Lovely Detached Thatched Cottage
- Flexible 4/5 Bed Accommodation
- Bathroom, Kitchen/ Breakfast Room
- Some D/G, Gas C/H & Solars
- Sitting Room & Lounge/ Bedroom 5
- Ample Parking & Delightful Gardens
- Very Tucked Away & Private Position
- Many Character Features Throughout
- Reare Opportunity, Must Be Viewed

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We are delighted to offer to the market this typical, period thatched Devon cottage which offers many character features and sits in a private, & tucked away position. The property had a re thatch around 10 years ago and so it has a plenty of life. Property such as this are hard to find and rarely come to the market, so we recommend a full viewing to appreciate what the cottage has to offer and the wonderful, tucked away position the cottage enjoys.

The property is Grade II listed and offers spacious accommodation with some sealed unit double glazing and gas fired central heating with underfloor heating in the kitchen & bathroom. Furthermore, there is also the advantage of solar panels which help with the electric bills. The cottage has been extended and has well planned rooms which offer a good degree of flexibility to use as a 4 or 5 bedroom home for a family or to cater for a dependent relative.

The entrance hall is to the rear of the cottage which makes sense as it is convenient to the off road parking to the side. Latched doors flow through the property and the sitting room has a wood burner set in an attractive recess with wood beam over. The kitchen is a good size with a breakfast area, painted ceiling beams and slate tiled floor. The lounge has quarter pane French doors to a lovely rear deck which is covered and this is an ideal area to entertain and dine al fresco. There are 2 comfortable ground floor bedrooms, one of which would also work as a study. The 4 piece bathroom has a large bath, walk in shower and a vanity unit with basin and WC. To the first floor are 2 bright bedrooms.

The cottage stands to the bottom of a shared tucked away lane which services 5 other individual cottages, set just off the Velator roundabout. Being convenient to the village centre yet so private, tucked away and quiet are rare traits which very few properties in the village enjoy. So only when viewed will this be fully appreciated. There is good parking to the side of the cottage beyond this there are sheds which could be taken down to offer even more parking, if required. The garden extends away from the cottage towards the south and so takes full advantage of the sunlight. The grounds are mainly lawns with a variety of shrubs and trees including figs and maples. There are many areas to sit in the garden and enjoy the tranquility whilst there is ample space for children to play and kick a ball



The property occupies a most enviable position in this tucked away location and few people are aware of this very private area. Velator is to the very edge of Branton so there is access right onto the Tarka Trail which offers many miles of superb walks along the banks of the River Taw. A Tesco superstore is only a few minutes walk away, whilst the village centre with it's amenities is also within a level walk away as are primary and secondary schools.

Branton village is considered one of the largest in the country and caters extremely well for its inhabitants. There is a medical centre, churches, public houses, coffee houses and a good number of restaurants and local shops and stores.

The sandy beaches at Saunton and Croyde are approximately 3 & 5 miles to the west and are connected by a regular bus service. Saunton also boasts the renowned golf club with its two championship courses. The bus service connects to Barnstaple, the regional centre of north Devon, 5 miles to the east. Here a wider range of shopping, social and leisure facilities can be found. There is The Tarka Tennis Centre and a new Leisure Centre, cinema, tenpin bowling and The Queen's Theatre. There is covered town centre shopping at Green Lanes and out of town shopping at Roundswell where there is a wide choice of superstores.

The North Devon Link Road provides a convenient route to the M5 motorway at junction 27, whilst the Tarka Train Line connects to Exeter in the south which then picks up the main London Paddington route. Tiverton Parkway connects to Paddington.

## Room list:

### Entrance Hall

**Sitting Room**  
6.20 x 3.59 (20'4" x 11'9")

**Kitchen/ Breakfast Room**  
5.04 x 4.08 narr2.31 (16'6" x 13'4" narr7'6")

**Lounge/Bed5**  
3.60 x 4.16 narr 3.13 (11'9" x 13'7" narr 10'3")

**Bedroom 3**  
5.12 x 2.67 max (16'9" x 8'9" max)

**Bedroom 4**  
4.11 x 1.84 (13'5" x 6'0")

**4 Piece Bathroom**  
2.98 x 3.87 max (9'9" x 12'8" max)

### First Floor Landing

**Bedroom 1**  
3.70 x 3.02 (12'1" x 9'10")

**Bedroom 2**  
2.78 x 3.20 (9'1" x 10'5")

### Rear Garden Deck

**Good Off Road Parking for 2 Cars & More If Require**

**Superb Rear Garden With Lawns, Trees & Shrubs**

**This Is A Wonderful Area Where Children Can Play**

### Covered Garden Deck

## Services

All Mains Connected

## Council Tax band

C

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by appointment through  
Phillips, Smith & Dunn Branton  
branch on  
01271 814114

