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A Well Presented 4 Bedroom Character Cottage

Glassmakers Cottage, 33 East Street, Braunton, EX33 2EA

Guide Price

£395,000

- 4 Bedroom Character Cottage
- Large Family Bathroom
- Whole Owned Solar Panels
- Close To The Village Centre
- Good Sized Kitchen/Breakfast Room
- Opportunity For Home Office Conversion sub pp.
- West Facing Garden
- Open Plan Living/Dining Room
- EPC: C

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Welcome to Glassmakers Cottage, 33 East Street, Braunton
A beautifully presented four-bedroom family home, ideally located just a short stroll from the heart of Braunton village and its excellent range of local amenities. The property also benefits from solar panels fitted to the front elevation, offering an energy-efficient touch.

Upon entering the home, you're greeted by a handy porch that leads into a spacious, open-plan living and dining area. The ground floor is full of charm and character, with generous proportions, exposed wooden beams, a cosy log-burning stove creating a warm and inviting atmosphere.

The large, light-filled kitchen enjoys a lovely outlook over the rear garden and offers ample worktop space, extensive storage, and plenty of space for a dining table and chairs. A standout feature is the stunning inglenook fireplace, with exposed stonework above, a perfect spot to house a range-style cooker. Just off the kitchen, you'll find a practical WC/utility room.

On the first floor, there are three well-proportioned bedrooms, a stylish family bathroom, and useful built-in storage. The second floor unveils a superb loft-style principal bedroom with exposed beams, a Velux skylight, and a dormer window, all contributing to a bright, open-plan space perfect for relaxing.

Outside, the west-facing rear garden enjoys plenty of sunshine and features an attractive combination of stone paving and artificial lawn. A large, versatile studio sits to the right of the garden, offering an ideal space for storage, hobbies, or working from home.

Services

All Mains Connected

Council Tax band

B

EPC Rating

C

Tenure

Freehold



The cottage forms part of East Street being close to the village centre but far enough from the main traffic for it not to be a nuisance. Within a few minutes walk away is a public house, church, restaurants and coffee houses, medical centre, library and a good number of local shops and stores including a family run Cawthorne's Store.

Braunton is considered one of the largest in the country and has 3 good primary schools, secondary school and a Tesco Superstore. There is easy access to the sandy beaches at Croyde and Saunton which are just under 5 miles away. Braunton Burrows is also conveniently situated. This is an Area of Outstanding Natural Beauty with many square miles for walking and dog walking. Barnstaple, the regional centre of North Devon, is just over 5 miles to the south east and here a wider range of amenities can be found including the new North Devon Leisure Centre, Tarka Tennis, Scotts Cinema and Queens Theatre to name a few. There is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, also to Tiverton Parkway, the rail line which connects to London.

Room list:

Entrance Porch

Living Room
3.70 x 3.22 (12'1" x 10'6")

Dining Room
3.66 x 2.37 (12'0" x 7'9")

Kitchen/Breakfast Room
5.05 x 3.54 (16'6" x 11'7")

Utility Room
3.6 x 1.25 (11'9" x 4'1")

Studio
3.91 x 2.05 (12'9" x 6'8")

Bedroom 1
6.8 x 4.58 (22'3" x 15'0")

Bedroom 2
3.65 x 3.17 (11'11" x 10'4")

Bedroom 3
3.68 x 1.40 (12'0" x 4'7")

Bedroom 4
3.75 x 3.66 (12'3" x 12'0")

Family Bathroom
3.66 x 2.47 (12'0" x 8'1")

Sunny West Facing Garden

