



COMBREW, 1 CHAPEL STREET, BRAUNTON, EX33 1EL

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## Spacious & Extended 2 Bedroom Character Cottage

Combrew Cottage, 1 Chapel Street, Braunton, North Devon, EX33 1EL

**£380,000**  
Guide Price

- A Spacious 2 Bedroom Home
- Charm & Character
- Spacious Accommodation
- Extended Kitchen Diner
- 2 Reception Rooms
- Attic Store 'Potential'
- Generous Garden Plot
- Off Road Parking
- EPC: Band D

## Directions

From Barnstaple proceed along the A361 towards 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 Caen Street passing the entrance to Caen car park, take the second turning on the left into Chapel Street, proceed along Chapel Street where the property will be found after approximately 100 metres on the right hand side.

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## Overview

Phillips Smith & Dunn are delighted to offer to the market 1 Chapel Street, Braunton found to be a much improved and extended 2 bedroom semi detached character cottage. The property has been subject to numerous improvements over recent years to include a fine single storey kitchen diner extension that extends across the rear of the property. This lovely addition has created a modern open plan configuration and flows into the reception room, furthermore there is also the creation of a utility room and cloakroom WC, newly fitted bathroom, and improvements to the exterior by removing the render to expose the beautiful stonework to mirror image the neighbouring cottage. In all the property now provides a most comfortable family home benefiting from gas central heating and is double glazed to the majority (excluding windows to the attic store). There is also the possibility of further scope and potential to the attic store, this agents consider there is scope to convert to a further bedroom subject to the necessary planning permission and consent.

The agents consider the property will be of particular interest to those seeking a spacious family home with generous garden and is conveniently situated within a pleasant position within the village.

Briefly the internal accommodation comprises entrance hall with staircase rising to the first floor, with doors leading into the living room and lounge. The living room is located to the front of the property where the wall mounted gas boiler is located serving central heating system. From the living room there is access opening into the lounge which is a spacious room with attractive wood burning stove set on a slate hearth and provides a fine focal point to the room. The open plan kitchen diner runs across the rear of the cottage with French doors that lead directly out into the sunny facing garden. The kitchen has a wide assortment of base and wall units finished with a cream shaker style door fronted units with ample working surfaces. There is an inset 1.5 bowl sink unit along with electric hob and extraction canopy. Furthermore, there is an eye level double oven and space for a large fridge freezer. There is now the benefit of a utility room with space and plumbing for washing machine and leads through to a cloakroom WC with wash basin. To the first floor there are two generous double bedrooms and a family bathroom. The family bathroom is newly installed and comprises of a modern white suite to include bath with shower mixer fed from the mains, low level WC and wash basin finished with attractive part tile effect walls. From the landing there is a second staircase that leads up to a spacious attic store. The agents consider there is further scope and potential to create an additional room subject to the necessary planning permission and consent.

## Services

All mains connected

## Council Tax

Band C

## EPC Rating

Band ?

## Tenure

Freehold

## Viewings

Please contact the Braunton office on (01271) 814114



## Room list:

- Entrance Hall**  
3.68m x 1.63m (12'1 x 5'4)
- Living Room**  
3.66m x 3.30m (12'0 x 10'10)
- Lounge**  
3.28m x ?? (10'9 x ??)
- Kitchen Diner**  
7.09m x 3.89m max (23'3 x 12'9 max)
- Utility Room**  
1.52m x 1.17m (5'0 x 3'10 )

- Cloakroom WC**  
1.14m x 1.12m (3'9 x 3'8)

### Landing

### First Floor

- Bedroom 1**  
3.66m x 3.33m (12'0 x 10'11)

- Bedroom 2**  
3.33m x 3.00m (10'11 x 9'10)

- Bathroom**  
2.26m x 1.60m (7'5 x 5'3)

### Attic Store With Potential

### Spacious Garden

### Charm & Character

- Attic Store**  
5.05m x 4.88m approx (16'7 x 16'0 approx)

## Garden & Situation

Directly to the front of the property there is off road parking laid with brick paving. To the rear there is a particularly spacious sunny West facing enclosed garden which is fully enclosed therefore child and pet friendly. The garden is accessed via French doors that lead to a lower private section of the garden with steps that rise up to the large expanse of level lawn. This is a splendid feature of the cottage and will be of particular interest to those with children seeking a large garden with ample space to play and enjoys sunshine late into the evening.

The property is located within Chapel Street which is extremely convenient to the village centre being only a few minutes easy walk away. Here there are amenities available including restaurants, coffee shops, Cawthornes's family run store, dentist, a good number of local shops, stores and public houses. Furthermore, being to the west side of the village, there is easy access to the sandy beaches at Croyde and Saunton which are approximately 5 miles away. These are superb beaches renowned for their excellent surfing & water sport facilities and an ideal place to spend time on a hot summers day. Also close by is Braunton Burrows, a UNESCO Biosphere Reserve, and one of the largest sand dune systems in the country. Here there are many square miles of superb dog walks and for the keen walker to enjoy the flora and fauna in the area. Braunton is considered one of the largest villages in the country and is well positioned for easy access to the coast and also to Barnstaple, the regional centre of North Devon, which is approximately 3 miles to the south east. Here can be found a wider range of shopping and social amenities including Green Lanes Shopping Centre to the town centre and out of town shopping at Roundswell, a brand new Leisure Centre, Scotts Cinema and The Queens Theatre.

From Barnstaple there is access onto the North Devon Link Road which provides a direct link to the M5 motorway at junction 27. There is also the Tarka Train Line to Exeter in the south which picks up the direct line to London.