



24 LIMETREE GROVE
TOTAL FLOOR AREA: 1332 sq.ft. (123.7 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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Super Rural Views. Rare Opportunity.

24 Limetree Grove, Braunton, Devon, EX33 1HE

Asking Price

£539,950

- Flexible 2/3 Bedroom Home
- Immaculate Throughout
- Living Room & Wood Burner
- Very Sought After Location
- Conservatory Overlooks Garden
- Gardens, Garage & Parking
- Wonderful Views Over Farmland
- Super Kitchen/Dining Room
- Immediate Viewing Is Essential

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Hall

Study/ Occasional Bedroom 3
2.56 x 1.77 (8'4" x 5'9")

Living Room
6.19 x 3.20 (20'3" x 10'5")

Conservatory
3.37 x 2.63 (11'0" x 8'7")

Kitchen/ Dining Room
6.19 x 3.62 (20'3" x 11'10")

Bathroom
1.80 x 1.78 (5'10" x 5'10")

First Floor Landing

Claokroom

Bedroom 1
3.70 x 3.18 (12'1" x 10'5")

Bedroom 2
3.60 x 3.18 (11'9" x 10'5")

Garage
5.05 x 2.74 (16'6" x 8'11")

Off Road Parking For 2 Cars

Lovely Level Gardens

Super Open Views

This is an extremely rare opportunity to acquire a modern detached chalet style home which is situated in one of Branton's most sought after and favoured cul-de-sacs. The Grade I Listed Great Field is immediately to the rear of the house and this ensures that the open views will remain over the farmland which then extend to Branton Burrows in the distance. The Great Field is one of only two medieval open strip farming systems left in the country.

Offering spacious and light accommodation which can occupied with the minimum of expense. We highly recommend a full inspection at the earliest opportunity not only to appreciate the property's excellent position but the flexibility that the accommodation offers. The property stands on a level plot with lawned front garden and off road parking for 2 cars which provide access to the attached garage. There is side access to the rear garden which is also mainly laid to lawn with meandering gravel path to a patio area. The garden is enclosed and backs on to The Great Field. Therefore, this is a lovely and quiet area and open views over farmland.

There is a good size entrance hall with attractive wood strip flooring and which leads to useful study which can be used as an occasional bedroom. The spacious kitchen/diner is nicely fitted and also has the attractive flooring.. The large living room has a fireplace with a wood burner and patio doors open to a good sized conservatory which takes full advantage of the wonderful views. To the first floor are two good size and bright bedrooms and a cloakroom.

This modern detached chalet style property has attractive part tile hung and part rendered elevations under a tiled roof and is sure to appeal to those looking for a home for small family occupation, it will also suit those looking to down size to a more manageable home in a quiet tucked away position. Furthermore, it would also suit as a second home being very easy to maintain and only a few minutes drive from the coast.

Services

All Mains Connect

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

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

