1ST FLOOR 394 sq.ft. (36.6 sq.m.) approx









LIMIL IREL GROVE

TOTAL FLOOR AREA: 1332 eg.ft. (123.7 eg.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, wordows, rooms and any other items are approximate and no responsibility is taken for any error, ormsistion or ima-steament. The plans for fluits/arther purposes only and should be used as such the any prospective purchaser. The sealing of the statement of the plans of the statement of the plans of the statement of the plans of the statement of t



### **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 & Saunton. Continue along this road and continue into Saunton Road, proceed passing the turning into Kingsacre on the right. Then, shortly thereafter, take the next turning on the left into Limetree Grove. Continue down and the road bends around to the right. The property will found on the left hand side.

Looking to sell? Let us value your property for free!

Call 01271 814114
or email braunton@phillipsland.com

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Super Rural Views. Rare Opportunity.

24 Limetree Grove, Braunton, Devon, EX33 1HE

- Flexible 2/3 Bedroom Home
- Immaculate Throughout
- Living Room & Wood Burner
- Very Sought After Location
- Conservatory Overlooks Garden
- Gardens, Garage & Parking
- £539,950

Asking Price

- Super Kitchen/Dining Room
- Immediate Viewing Is Essential

• Wonderful Views Over Farmland





This is an extremely rare opportunity to acquire a modern detached chalet style home which is situated in one of Braunton'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 Braunton 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

# EPC Rating

### **Tenure**

Freehold

## Viewings

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





Limetree Grove stands off the Saunton Road and is on an easy, almost level walk to the village centre. Being situated to the western side of Braunton means there is convenient access to the sandy beaches at Saunton and Croyde, about 2.5 & 5 miles respectively. They offer a superb day out and are renowned for their quality of surf by keen surfers and water sport enthusiasts. Saunton also offers an excellent golf club with two championship courses. A regular bus service connects to these beaches.

Close by is Braunton Burrows, the largest sand dune system in England. It is a UNESCO biosphere reserve and a great dog walking area. Braunton is a large village which caters well for its inhabitants with primary and secondary schools, restaurants, public houses and a health centre. There is the family run Cawthorne's Stores in the village centre, whilst a Tesco's superstore is to the edge of the village. The bus service also connects to Barnstaple, the regional centre of north Devon and which is approximately 5 miles to the south east. Here there are good covered shopping facilities in the town centre at Green Lanes and out of town shopping at Roundswell. There are excellent leisure and social facilities with a brand new leisure centre, Taka Tennis, Scott's cinema, Tenpin Bowling and The Queens' Theatre.

The North Devon Link Road provides a convenient route to the M5 Motorway at junction 27. The Tarka Train Line takes you to Exeter and from here there is a direct rail route to London Paddington.

### 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** 

