



TOTAL FLOOR AREA : 1739 sq.ft. (161.5 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From Barnstaple proceed on the A361 to Braunton and carry on to the centre of the village. At the crossroads and traffic lights turn left signposted to Saunton and carry along this road. Pass the White Lion public house on the right hand side, continue on to the Saunton Road. The property will then be found on the right hand side after a short distance and set back from the road, with a for sale board outside.

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

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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## Very Deceptive Spacious Character Home

Folly Farm East Saunton Road, Braunton, Devon, EX33 1HD

Asking Price  
**£679,000**

- Exceptional Grade II Cottage
- Superb Character Accommodation
- Beautiful Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Glorious Garden With 2 Large Patios
- Many Character Features
- 4 Bedrooms, 2 Reception Rooms
- Lovely Bathroom & En Suite Shower
- Very Rare Opportunity EPC Exempt

## Room list:

- Entrance Porch**
- Entrance Hall with Heavy Latch Door**
- Cloakroom with Boiler**
- Sitting Room**  
5.09m x 4.48m (16'8" x 14'8")
- Dining Room**  
5.10m x 4.48m (16'8" x 14'8")
- Utility Room**  
2.45m x 2m (8'0" x 6'6")

**Ground Floor Bedroom 4**  
3.69m x .246m (12'1" x .807'1")

**Superb Kitchen/ Breakfast Room**  
6.22m x 5.20m (20'4" x 17'0")

**First Floor Landing**

**Bedroom 1 With Shower & Sink**  
5.13m x 4.27 (16'9" x 14'0")

**Bedroom 2**  
4.15m x 2.75m (13'7" x 9'0")

**Bedroom 3**  
4.02m x 2.39m (13'2" x 7'10")

**Well Appointed 4 Piece Bathroom**

**Good Size Rear Garden With Patios and Store**

**Off Road Parking for 3 Cars**



Forming part of the original Folly Farm and dating back many hundreds of years, this stunning cottage would have owned the surrounding land of what is now Saunton Park. This is an excellent and very rare opportunity to acquire a most attractive Grade II Listed thatched Devon cottage of cob and stone and which demands a full internal viewing to fully appreciate the accommodation. The cottage was re thatched in 2020.

The property has been expertly extended to offer extremely comfortable and spacious accommodation benefitting gas fired radiator central heating. The many attractive and original features combine nicely with the contemporary additions the property now boasts. The cottage has a large entrance hall with slate floor & under floor heating and which flows into the superb kitchen/breakfast room extension. This is to the rear of the cottage and opens out to the garden through the twin French doors which open on to the crazy paved sitting area to the side and the large patio to the rear. Both these areas offer space and privacy to dine 'al fresco'. The room is also vaulted with 3 pairs of skylights making this a very bright room. Furthermore, there is an excellent run of oak work surfaces and breakfast bar giving an excellent space in which to cook and relax. There are some inset appliances and good use of lighting making this room the hub of the cottage. The double aspect sitting room has French oak flooring and an attractive floating fire place, whilst the separate dining room has a lovely herringbone wood block floor and access to a useful utility room and the ground floor bedroom 4. Also to the ground floor there is a very useful cloakroom.

To the first floor is a wide and bright landing which offers access to the bedrooms and bathroom. The master bedroom has a walk in shower, an attractive sink unit and good size wardrobe space. There are two further good size bedrooms and a very well appointed, split level 4 piece bathroom.

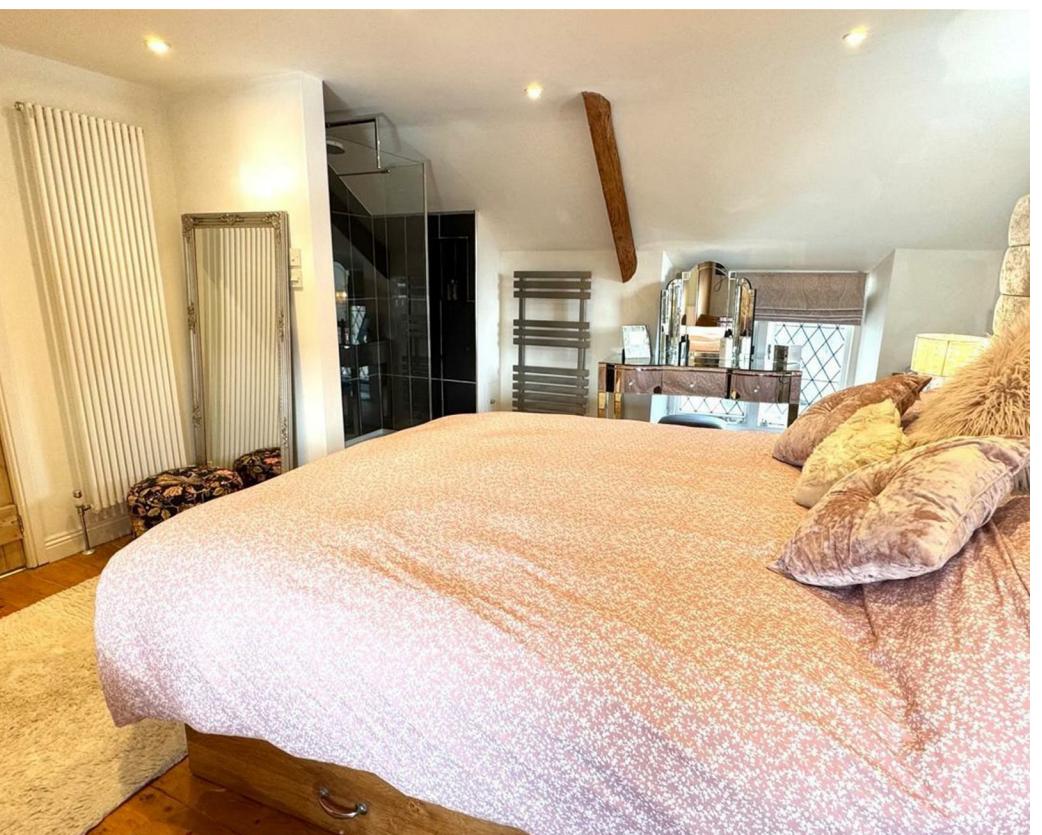
The property stands on a good sized level plot with off road parking to the front whilst there is side access which then opens to a most delightful cottage garden to the rear of the property which again offers a good degree of privacy and is laid principally to lawn with decking and crazy paved areas including mature fruit trees, shrubs, soft fruits and a variety of other plants and shrubs. There is also a very good sized summerhouse with store to the side of the rear garden.

In all this is a most superb cottage which demands a full internal viewing to appreciate the high quality accommodation, excellent garden and good parking facilities. Properties of this nature are always in very good demand being almost a one off should be viewed at the earliest opportunity to avoid disappointment.

The cottage stands just off the Saunton Road with excellent parking facilities to the front and is on an easy, almost level walk to the village centre. Being situated to the western side of Braunton means there is easy access to the sandy beaches at Croyde and Saunton a Mecca for keen surfers and water sport enthusiasts, also at Saunton is also the renowned golf club with its 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 and to exercise. Braunton 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 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.



## Services

All Services Connected

## Council Tax band

D

## EPC Rating

Exempt

## Tenure

Freehold

## Viewings

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