



TOTAL APPROX. FLOOR AREA 2233 SQ.FT. (207.5 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.
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Substantial 5 Bedroom House

2 Glebe Field, Georgeham, Branton, Devon, EX33 1QL

£619,950

- 5 Bedrooms, 2 Reception
- Kitchen/Breakfast Room & Orangery
- Family Bathroom, 2 Shower Rooms
- Double Garage & Off Road Parking
- Good sized private gardens
- Sought After Location
- Cloakroom & Study
- UPVc D/G & Oil C/H
- EPC: D

Directions

From Barnstaple proceed on the A361 to Branton. At the traffic lights and crossroads continue on signposted to Ilfracombe and turn left just after the Fire Station signposted to Georgeham. Continue up the hill, and continue along through the hamlet of Darracott and into Georgeham. As the road goes down towards The Square turn left into Glebe Field and follow the road down and take the left hand cul de sac and the property will then be found on the left hand side.

**Looking to sell? Request
a free sales valuation
for your property.**

Call 01271 814114

or email branton@phillipsland.com

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Description

This is an excellent opportunity to acquire a very good sized 5 bedroom family home which offers very comfortable accommodation and which benefits UPVc double glazing and oil fired radiator central heating. The accommodation flows nicely with a good sized entrance hall which leads to a well fitted and spacious kitchen/breakfast room which has some built in appliances. There are three sets of double doors from the kitchen, one which leads to a lovely orangery which overlooks the very private gardens and a second to a good sized sitting room with a bay window. The third double doors lead to a garden room which itself has double French doors leading onto the rear garden. Also to the ground floor is a very useful utility room, a study, cloakroom and an integral double garage. To the first floor, the master bedroom suite has a bay window which offers a lovely open view down through the cul de sac onto rolling hills in the distance, where there is a sea glimpse. The master bedroom also has an en suite dressing room and 4 piece bathroom. en suite dressing room and 4 piece bathroom. The guest bedroom also has en suite shower room whilst there are three further bedrooms and a family bathroom.

The house is sure to appeal to those persons seeking an easy to run family home with good parking and with very good sized gardens, mainly to the rear and side of the property. These offer a good degree of privacy and are laid principally to lawns with shrubs and trees. We recommend a full internal viewing to appreciate the splendid accommodation and also the lovely position within which the property sits. Georgeham is always a sought after village, which offers easy access to both Branton and the coast and therefore it is an opportunity that must not be missed and should be viewed at the earliest opportunity to avoid disappointment.

Services

All mains services except gas.

EPC Rating

Band D.

Tenure

Freehold

Viewings

Strictly by appointment with the Branton branch on 01271 814114



Room list:

Entrance Hall, Living Room

5.01m x 4.37m max (16'5" x 14'4" max)

Kitchen/Breakfast Room

7.66m x 2.89m (25'1" x 9'5")

Orangery

3.40m x 3.17m (11'1" x 10'4")

Garden Room

3.20m x 2.80m (10'5" x 9'2")

Utility Room

2.80m x 1.81m (9'2" x 5'11")

Study

2.38m x 1.69m (7'9" x 5'6")

Cloakroom

Master Bedroom

4.52m x 4.96m narrowing to 2.99m (14'9" x 16'3" narrowing to 9'9")

Dressing Room

2.50m x 2.31m (8'2" x 7'6")

En Suite Bathroom with 4 piece suite

Guest Room with En Suite Shower Room

3.92m x 3.40m (12'10" x 11'1")

Bedroom 3

3.64m x 2.46m (11'11" x 8'0")

Bedroom 4

3.28m x 2.38m (10'9" x 7'9")

Bedroom 5

2.97m x 2.14m (9'8" x 7'0")

Family Bathroom

Integral double garage

5.70m x 5.01m (18'8" x 16'5")

Good sized level, private garden.