



TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.  
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## 2 Bedroom House 'Enjoys Fabulous Far Reaching Views'

Ash Cottage, 1 Apsley Terrace, Braunton, Devon, EX33 2EG

Guide Price

**£360,000**

- Individual End Of Terrace House
- Garden & Ample Parking
- Generous Lounge Diner
- Kitchen Breakfast Room
- Utility Rm & WC
- Large Family Bathroom
- 2 Bedrooms
- Splendid Views
- EPC: Band E

### Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the centre of the village and at the traffic lights and crossroads turn right into East Street passing our office. Continue up the hill and over the next crossroads and further up the hill into North Down Road. As the road then levels continue on and just beyond Silvan Drive, bear right and right again into Ash Lane. Continue to the very top and Apsely Terrace will then be found elevated from the road on your right hand side.

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## Room list:

### Entrance Hall

1.42m x 1.35m (4'8 x 4'5)

### Sitting Room

4.34m x 3.63m (14'3 x 11'11)

### Dining Room

3.66m x 3.12m (12'0 x 10'3)

### Kitchen Breakfast Room

4.98m x 2.97m (16'4 x 9'9)

### Lean To

3.68m x 1.12m (12'1 x 3'8)

### Utility Room

1.85m x 0.97m (6'1 x 3'2)

### WC

### Landing

### Bedroom 1

4.29m x 3.58m (14'1 x 11'9)

### Bedroom 2

3.66m x 2.41m (12'0 x 7'11)

### Bathroom

3.02m x 2.69m (9'11 x 8'10)

## Overview

Phillips Smith & Dunn are delighted to offer to the market 1 Apsley Terrace found to be a most attractive 2 bedroom end of terrace house. The property stands in a pleasant position situated to the outer periphery of the village and enjoys an elevated and commanding position therefore, affords fantastic views overlooking Chapel Mount, Branton village and towards the Taw estuary and dramatic Branton burrows biosphere in the distance. Only upon a formal viewing can the position and fine views be truly fully appreciated.

The property is believed to have been built circa 1910 and offers deceptively spacious accommodation, benefiting gas fired central heating, part pvc double glazed and has the advantage of having 'no onward chain'. Found in need of some updating and modernisation yet once done will provide something really rather special. The agents consider the property will be of particular interest to those seeking a holiday home bolt hole retreat or would alternatively make an ideal investment opportunity which would generate a sound and steady income stream.

Ash Cottage is accessible via a wrought iron gate with steps that lead up to a level patio terrace with entrance door to the side under canopy, upon entering the property there is a small entrance hall with staircase rising to the first floor. The dual aspect lounge diner is a good size room which enjoys an open plan configuration and has a stone fireplace with gas fire. The kitchen breakfast room has a wide assortment of base and wall units and enjoys a pleasant outlook. There is ample space for a dining set and has an additional run of working surfaces with further base and wall units. From here there is access to a lean to located to the side and access leading into the utility and cloakroom. To the first floor there is a good size landing with feature window, there are two bedrooms, bedroom 1 is a good size double room that enjoys fabulous far reaching views towards the West. The family bathroom is also very well proportioned and comprises of a 3 piece coloured suite.

The agents advise an early inspection to appreciate the tremendous scope and potential the house offers along with its most enviable location. Properties of this style and nature are becoming a rare find in today's market.

## Garden & Situation

The garden is located directly opposite the property and is accessible via timber gate that opens out to an elevated level lawn that enjoys superb views, to the far end steps lead down to a further lower area of garden that enjoys a high degree of seclusion and privacy. There is space to park an additional vehicle here if required however, there is the advantage of a designated 2 bay parking area finished with brick paving. Furthermore, steps lead up to the side of the property an opens onto a superb elevated patio terrace, this provides a perfect place to entertain and enjoys sunshine late into the day. A timber gate leads to an additional area laid with paving and provides access to the rear, this has also been laid with paving with easy maintenance in mind, there is a useful store shed along with steps that meander up and around providing rear access to the property.

Apsley Terrace is situated to the North edge of Branton village in an elevated position therefore taking full advantage of the outstanding and breathtaking views. The house forms part of an attractive terrace of similar style properties and ideal for those persons seeking access to the village centre but yet want to get away from the hustle and bustle of the centre. Branton village is considered one of the largest in the country and caters well for its inhabitants with an excellent range of amenities including primary and secondary schooling, health centre, churches, public houses, restaurants and an excellent range of local shops and stores. There is easy access to the sandy beaches at Croyde and Saunton approximately 5 miles to the west and this is also connected by a regular bus service. The service also connects to Barnstaple, the regional centre of North Devon, 5 miles to the south east and here a wider range of amenities can be found as well as access to the North Devon Link Road which provides a convenient route to the M5 motorway.



## Services

Mains gas water & electric. Private drainage.

## Council Tax band

Band C

## EPC Rating

To be confirmed.

## Tenure

Freehold

## Viewings

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

