

GROUND FLOOR
2356 sq.ft. (218.9 sq.m.) approx.



TOTAL FLOOR AREA: 2356 sq.ft. (218.9 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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Tucked Away Position Close To Beach

Coasters, 3 St Helens Close, Croyde, N Devon, EX33 1PW

Guide Price

£1,129,000

- Superb Detached Bungalow
- Delightful Open Views
- Ample Parking & Garaging
- Private Tucked Away Position
- Family Home With Annex
- NO ONWARD CHAIN
- Yet Convenient to The Beach
- Potential 4/5 Bedrooms, 3 Bathroom

Directions

From Barnstaple proceed along the A361 to Braunton, continue to the centre of the village and turn left at the traffic lights signposted to Saunton & Croyde. Continue along this road for approximately 5 miles towards the centre of Croyde. On reaching 'Bay View Campsite' on your right take the next left turning into St Helens Close, Proceed down the lane and follow the left hand bend and the property is in front.

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This is an excellent opportunity to acquire a very spacious detached bungalow which is located in a very tucked away position in one of the regions most sought after and choice coastal villages. It is sure to appeal to those who want to be close to the beach and village amenities yet to be away from people and being from overlooked. Therefore, we recommend a full viewing not only to appreciate the location, but also the very flexible accommodation and the delightful open views.

The long drive leads to the front of the property which provides ample parking, 2 garages & a utility room. The property has been extended and greatly improved by the current owners and is arranged as an 'L' shape with a large entrance hall. The reception rooms are of generous proportions with a lounge and sitting room being over 7 meters long and which opens to the verandah. The open plan kitchen, dining and family living room is over 9 meters long and this is a wonderful room with oak flooring and marble tiled flooring to the kitchen area. There is a further kitchen/ utility room. The main bedroom suite has built in wardrobes, a dressing area and an en suite bathroom. There is a 2nd bedroom and a wet room. The Annex offers a regular income or would be ideal for a dependant relative to live comfortably, next door. This comprises a porch, kitchen, living room, bedroom & bathroom. It has it's own small courtyard garden.

The bungalow has the most delightful gardens which are mainly to lawn with a distinctive continental look with palm trees, flower beds and patio. The gardens side onto open ground and so benefits a glorious open view and at the same time provides a great deal of privacy. There is a lovely verandah which is an excellent place to entertain and dine al fresco whilst enjoying the view. Furthermore, there is a covered area for a hot tub so this can be enjoyed throughout the year and any weather conditions.

Although the property offers spacious accommodation, there is potential to offer overall accommodation of 4/5 bedrooms and 3 bathrooms. This would then make this a large bungalow which will be an ideal family home. It it's current form, it would also suit as a very comfortable 2nd home / holiday retreat. Few people are aware of this location in the village, therefore, ideal for those who are looking for peace, privacy, security.

Services

Water, Drains & Electric. LPG
Heating

Council Tax band

E & A (Annexe)

EPC Rating

E

Tenure

Freehold

Viewings

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



Croyde is renowned as one of the region's most visited holiday destinations, driven by the delightful sandy bay and excellent surfing. Close by is the larger beach at Saunton where there is also the acclaimed Saunton Golf Club with its two championship, links courses. The village has good pubs, excellent restaurants and a busy post office/ store.

Close by is the South West Coast Path with it's many miles of superb walks. Also close by is Branton Burrows, one of the largest dune systems in the UK and is a UNESCO Biosphere, AONB. This is a great area for dog walking and exercise. Some of north Devon's most splendid countryside surrounds Croyde making this property an excellent opportunity to acquire a LIFESTYLE home which could also produce an excellent income stream as a holiday let.

Branton is under 5 miles to the east and connected by a regular bus service. Here, there is an excellent range of amenities to cater for everyday needs including a Tesco's superstore and family run Cawthorne's Stores. There is a medical centre, public houses, churches, coffee shops and a good number of local shops and stores. Barnstaple, the regional centre of north Devon, is 5 miles from Branton and provides further social amenities including a brand new leisure centre, The Queens Theatre and a cinema. There is covered town centre shopping at Green Lanes and out of town shopping at Roundswell. The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 and the Tarka Rail Line connects to Exeter, which picks up the main London Paddington route.



Room list:

Entrance Hall With Cupboards

Lounge
3.95 x 3.92 (12'11" x 12'10")

Sitting Room
3.72 x 3.60 (12'2" x 11'9")

Kitchen Area
3.12 x 2.72 (10'2" x 8'11")

Dining Area
5.62 x 3.54 (18'5" x 11'7")

Family Living Area
5.51 x 2.90 (18'0" x 9'6")

Utility Room
2.65 x 2.39 (8'8" x 7'10")

Bedroom 1
4.48 x 3.88 (14'8" x 12'8")

Dressing Area
2.08 x 1.36 (6'9" x 4'5")

En Suite Bathroom
2.39 x 1.95 (7'10" x 6'4")

Bedroom 2
3.95 x 3.04 (12'11" x 9'11")

Wet Room
1.67 x 1.29 (5'5" x 4'2")

Annex Living Room - Irregular Shape
4.24 x 3.95 (13'10" x 12'11")

Annex Bedroom
3.95 x 2.34 (12'11" x 7'8")

Annex Kitchen
2.67 x 2.38 (8'9" x 7'9")

Annex Bathroom

Garage
4.88m x 2.44m (16 x 8)

Utility
3.17 x 1.80 (10'4" x 5'10")

Small Garage