



turners



North Street

Braunton, EX33 1AP

£490,000



Aloha Cottage, 40 North Street

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£490,000



Nestled on North Street in the scenic village of Braunton, this delightful detached cottage exudes charm and has been finished to an extremely high standard. With three generous bedrooms, it's an ideal home for a growing family. The ground floor presents a bright and welcoming ambiance, with flagstones adorning the floors, adding to the property's unique character. While the dining room is a newer, modern addition, original features, such as the exposed overhead wooden beams, are evident throughout the property. Externally, the cottage boasts a beautifully kept rear garden, complete with multiple sun traps. Tucked away at the bottom of the garden is a cabin with water and electricity supplies, adding further versatility to the property. There is also a great space for storing surfboards and a purpose built shed adjacent to the cabin.

Braunton is well known for its passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Braunton Burrows. The hustling village offers an abundance of activities and eateries, most locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.

Living Room

14'11" x 12'1" (4.56 x 3.69)

As you step directly into the living room, you are greeted by an large yet cosy space. The room is well-lit by down lights and floor is laid with grey stone flooring. At the heart of the living room is a charming wood burner serving as a focal point. The overall ambiance of the living room is one of comfort and warmth, blending traditional rustic elements with modern touches to create a room that is both stylish and inviting.

Dining Room

8'2" x 10'1" (2.49 x 3.08)

The dining room is located in the property's extension. Featuring the same stone flooring as the living room, it is bathed in natural sunlight from two sets of sliding doors and a skylight in the roof. This bright, airy space would serve as a perfect hub for the family home.

Kitchen

14'3" x 11'3" (4.35 x 3.44)

The kitchen flows seamlessly from the living room, featuring the same flooring as the rest of the ground floor. It includes plenty of base and eye-level units with hardwood countertops. A Belfast sink with window over offers a view of the rear garden. The kitchen is equipped with a range style cooker with extractor over and a white offset tiled backsplash, and it also boasts a spacious larder.

WC

3'7" x 2'5" (1.10 x 0.76)

A useful bright down stairs toilet and basin.

Bedroom One

10'7" x 12'5" (3.23 x 3.79)

A spacious bedroom with front aspect double-glazed windows offers ample space for a king-size bed and all other associated furnishings.

Bedroom Two

11'1" x 8'5" (3.38 x 2.58)

Similar in layout to the first bedroom, this room features a deep front-facing window and accommodates any preferred bed size. It also provides ample space for bedroom furniture and personal belongings.

Bedroom Three

4'11" x 15'11" (1.51 x 4.87)

A rear-facing bedroom with views of the garden, making it ideal for a children's room or a home office.

Bathroom

5'6" x 10'4" (1.70 x 3.16)

A bright, modern family bathroom features partially blue-tiled walls and beautiful ornate tiled flooring. The bathroom includes a shaped bathtub and shower over, a toilet, and a basin on a wooden vanity stand.

Outside

The rear garden is divided into two distinct areas. The area directly behind Aloha features a well-maintained lawn and a patio area that seamlessly connects to the dining room. Mature shrubbery and plants line the perimeter, providing privacy and separating the tiers.

A flagstone pathway leads to the lower garden, which is laid with gravel. This spacious area, complete with a greenhouse, is perfect for families to relax and enjoy summer evenings.

Additionally, the cabin at the end of the garden is equipped with water and electricity supply creating an ideal home office space or family summer house.

Agents Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

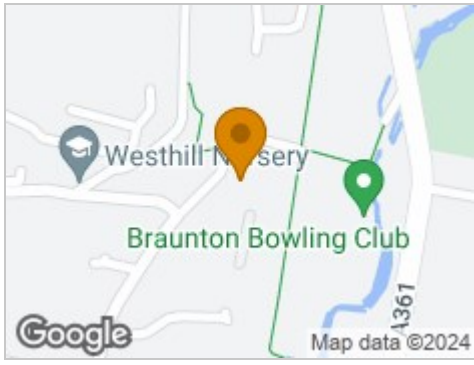
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions

From our office on the Caen Street head West towards North Street. Proceed to turn right onto North Street and continue straight, the property can not be accessed via a car. Park somewhere along North Street and walk to the end of the road and the property can be found on the right hand side.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

