



Bay View



Bay View

36 Willoway Lane, Braunton, Devon, EX33 1BS

Braunton centre walking distance. Barnstaple 6 miles.
Saunton/Croyde 10 minutes.

A well presented detached residence in a sought after elevated location commanding breathtaking views

- Entrance Porch, Cloakroom WC
- 4 Bedrooms, Master En-suite
- Driveway & Garage
- Landscaped Gardens
- Council Tax Band E
- Open plan Living & Dining Room
- Kitchen/Breakfast Room
- Stunning Panoramic Views
- All mains services
- Freehold

Guide Price £695,000

SITUATION AND AMENITIES

The property is situated on an elevated site and commands breathtaking, south facing, panoramic views across Braunton, The Estuary, The Burrows, out to sea and to Lundy, at the same time, Braunton village is within walking distance. Braunton is considered to be one of the largest villages in England and offers a good range of shopping facilities and amenities providing for day to day needs as well as a Tesco supermarket and both Primary and Secondary Schools. Additional facilities include North Devon athletic track, tennis courts & all weather football area, all floodlit. The village is also ideally placed for easy access to the safe, sandy, surfing beaches at Croyde, Putsborough, Saunton and Woolacombe which are all within 15/20 minutes by car. Barnstaple, the regional centre of North Devon, is approximately 6 miles to the South East and houses the areas main business, commercial, leisure and shopping venues. The town is also well known for its exclusive range of outlets including all of the high street favourites as well as a diverse selection of local stores. Other notable facilities include the Pannier Market, the leisure centre, providing many indoor pursuits, along with the Tarka Tennis Centre. Live Theatres are accessible at Barnstaple and Ilfracombe whilst other sporting and leisure pursuits are close to hand including golf at Landkey, Ilfracombe, Saunton and Westward Hol. Fishing and boating can be enjoyed on the rivers Taw and Torridge, Exmoor is within easy reach to the North East and there is access at Barnstaple to the North Devon Link Road leading through to Junction 27 of the M5 whilst Barnstaple railhead provides a link to the national railway system as well as to Exeter. London Paddington can be reached via Tiverton Parkway in just over 2 hours.

DESCRIPTION

Bay View comprises a detached two storey residence which is understood to date originally from 1925 and the roof space converted extension in 1988. The property presents whitened rendered elevations with modern double glazed windows and doors. The accommodation is very well presented and briefly comprises on the ground floor; Entrance Porch, Cloakroom WC, Open plan Living Room and Dining Room both enjoying stunning views towards the coast. Kitchen/Breakfast/Utility Room, 3 Bedrooms (one En-suite) and Shower Room. On the first floor there is a further double bedroom with balcony. Outside there is a single Garage, gated Driveway and landscaped Gardens to both the front and rear.



GROUND FLOOR

ENTRANCE PORCH with windows to front and side, tile effect flooring, door leading into CLOAKROOM WC window at rear, tiled floor, low level WC, wall mounted hand wash basin with tiled splash back and extractor fan. The door from the porch leads into OPEN PLAN LIVING/DINING ROOM with central archway, doors and windows to the front elevation with stunning views, leading directly out onto the SUN TERRACE with panoramic views across Braunton and the North Devon Coastline. The Living Room has a fireplace and tiled hearth, doors leading off to INNER HALL two storage cupboards, stairs off to first floor (described later). The Dining Room leads into the KITCHEN with window to side overlooking the Garden and door leading out to the rear, tiled floor, matching shaker style wall and base units with roll top work surfaces, inset double sink and drainer with mixer tap, tiled splashback, integrated electric oven and grill, four-point gas hob, extractor fan, space for white goods and inset downlighting. UTILITY AREA with space for white goods, wall mounted Baxi gas boiler.

BEDROOM 1 with tilt and turn door to the front and bay window to the side, fitted carpet, recess with space for wardrobes. EN-SUITE with white suite comprising dual flush WC, pedestal wash basin with mixer tap, enclosed shower with Mira Jump electric shower unit, tiled floor and tiled splashback, extractor fan and inset downlighting. BEDROOM 2 dual aspect room with windows to side and sliding doors to the front which lead out to the sun terrace, enjoying views across the gardens as well as panoramic views, built in bedroom furniture and fitted carpets. BEDROOM 3 with window to rear, fitted carpet. SHOWER ROOM with opaque window to rear, tiled floor and partly tiled walls, dual flush WC, pedestal wash basin, mixer tap, tiled shower with Mira Sport electric shower unit, extractor fan and inset downlighting.

FIRST FLOOR

BEDROOM 4 dual aspect room with windows overlooking rear garden, windows to the front, door leading out to terrace with stunning panoramic views and overlooking the garden, fitted carpet, storage in eaves.

OUTSIDE

The property has a gated driveway and parking for multiple vehicles, single garage with up and over door, power light and water, additional footpath leads to the front of the property. The gardens have been landscaped to the front and rear with a plethora of plants, shrubs, trees and a small wooden hut. There are multiple lawned areas, useful detached outbuilding with (electric, light and power connected) further seating areas, meandering pathways and small ponds in the front and rear garden.

SERVICES

Mains electricity, gas and drainage.

DIRECTIONS

What3Words: <https://w3w.co/resting.reference.soon>

From Barnstaple proceed along the A361 to Braunton, continue through to the centre of the village and turn left at the crossroads and traffic lights signposted to Saunton and Croyde. Continue passing the White Lion Public House, stay on Saunton Road for a further 500m and take the 3rd right hand turn into Kingsacre. Proceed up the hill, which continues into Stallards and Willoway Lane, the property can be found on the right hand side near the top of the hill.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1397 sq ft / 129.7 sq m
 Garage = 162 sq ft / 15 sq m
 Outbuilding = 182 sq ft / 16.9 sq m
 Limited Use Area(s) = 192 sq ft / 17.8 sq m
 Total = 1933 sq ft / 179.4 sq m
 For identification only - Not to scale

Outbuilding
 Shed 4.27 x 3.96
 14' x 13'

First Floor
 Garage 5.49 x 2.74
 18' x 9'
 Eaves 2.28 x 2.01
 7'5" x 6'7"
 Bedroom 2 7.59 x 4.04
 24'11" x 13'3"
 Eaves 2.26 x 1.98
 7'5" x 6'5"
 Balcony

Ground Floor
 Bedroom 1 5.21 x 4.45
 17'2" x 14'7"
 Bedroom 2 2.92 x 2.77
 9'7" x 9'1"
 Kitchen 4.45 x 3.33
 14'7" x 10'11"
 Bedroom 3 4.96 x 3.33
 13'4" x 10'11"
 Sitting / Dining Room 8.03 x 4.14
 26'4" x 13'7"

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

30 Boutport Street, Barnstaple, Devon, EX31 1RP

barnstaple@stags.co.uk
 01271 322833

STAGS

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 999391



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

30 Boutport Street, Barnstaple, Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833