



North Buckland Nurseries











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North Buckland, Braunton, Devon, EX33 1HY

In a drive to, as opposed to drive through village. Croyde/Woolacombe beaches about 10 minutes.

A contemporary & stylish individual family home set in 2.2 acres in a favoured timeless & tranquil village within a short drive of North Devon's premier coastal villages/beaches.

- Hall, Cloakroom, Utility Room
- Kitchen/Family Room, access to 'infinity' terrace
- Spacious Landing, Master Suite
- Ample Parking, Landscaped Grounds with pond
- Council Tax Band E
- Sitting Room, Dining Room
- Ground Floor Bedroom /En Suite
- 4 Further Bedrooms [5 in total] Bathroom
- Large summerhouse/studio, Modern barn/workshop
- Freehold

Guide Price £1,500,000

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### SITUATION & AMENITIES

The property is set within its own grounds and enjoys delightful views into the valley below, close to the centre of this timeless and tranquil hamlet and less than a mile away from the beautiful and historic village of Georgeham, which offers local general store/Post Office and well-regarded pubs/ restaurants. North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also within championship golf course) and Woolacombe are within around 4 miles. There are numerous opportunities for walking and cycling in the area and the South West Coastal Footpath provides easy access to famous landmarks such as Baggy Point and Morte Point. A range of everyday amenities can be found in Croyde Village, with further more extensive facilities in Braunton which is around 3.4 miles. The property is well placed to access local short cuts which can avoid the holiday 'hot spots' at busy times, and reduce travelling times. A little further afield the regional centre of Barnstaple offers the area's main business commercial, leisure and shopping venues, as well as Pannier Market, live theatre and District Hospital. The beauty of Exmoor National Park can be reached in less than half an hour. The area is well served by excellent state and private schools, including the reputable West Buckland School. From Barnstaple there is access to the North Devon Link Road, which runs on in around 45 minutes or so, to Junction 27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington is just over two hours. The nearest international airports are at Bristol and Exeter.

### DIRECTIONS

From Barnstaple, proceed through Braunton and on through Knowle on the A361 Ilfracombe road. About a mile after Knowle, bear left, signed North Buckland and as you eventually enter the hamlet the property will be found on the left-hand side.

WHAT3WORDS///drives.pavement.bead

### SERVICES

Mains electricity and water are connected. Central heating. The ground floor is wet underfloor heating. The property drains to a septic tank system.

### DESCRIPTION

North Buckland Nurseries presents elevations of painted render, part clad in cement fibre boards, with double glazed windows and doors, beneath a slate roof. We understand the original core was built in 1993 but was extended, remodelled and refined in 2018. The accommodation, which exudes quality, is bright, spacious, versatile and well presented. On the ground floor the Entrance Hall boasts an adjoining Boot/Cloaks Area and becomes open plan with the bespoke Kitchen/Family Room with doors opening onto the garden. There is a separate Dining Room with two walls of bi-fold doors, bringing the outside in and ideal for summer dining. Beyond is a Sitting Room with wood burner for those cosy winter evenings. Off the Inner Hall is a Cloak Room and Utility Room. Bedroom 5 has an En-Suite Shower Room and is ideal as a guest room (given the proximity to the kitchen, for visitors to help themselves or unable to manage the stairs or for owners to 'future proof'). The first floor features a spacious landing. The 'wow' factor of the Main Bedroom is the atrium picture window which floods the room with light and allows views over the grounds below and of the valley beyond. There is a further En-Suite and Family Bathroom which caters for three further Bedrooms, making five in total.

Externally a gated tree lined driveway provides ample parking and turning space. There is a detached rustic Summerhouse/Studio/Potential Office and a modern barn with workshop/store section off. The grounds which amount to 2.2 acres are laid to sweeping lawns and feature a large scenic pond. There is an extensive Brazilian slate terrace (which follows the theme of the floors in the property) and the gardens are generally designed and landscaped with ease of maintenance in mind. We understand that the dove cote with residents, will remain.







## GROUND FLOOR

PORCH front door to BOOT/CLOAKS AREA with coats pegs, fitted oak bench with boot/shoe alcoves below, shelved wall recess, slate flagged flooring running through to ENTRANCE HALL and on to the FAMILY ROOM/KITCHEN which is open plan with the hall, separated by a bank of cupboards and work surfaces. The room is also open plan with the DINING ROOM. Within the kitchen 'zone' is a double Belfast sink with Corian white work surfaces, drawers and cupboards beneath painted in a blue theme, matching wall mounted cupboards, integrated dishwasher, Rangemaster oven and hob, integrated fridge freezer and larder cupboard, slate flooring and step down to FAMILY ROOM/GARDEN ROOM ZONE, three walls of which are full height double glazed bi-fold doors and lead to an infinity terrace with fine views beyond. Within one corner is a Jotul wood burning stone on slate hearth. DINING ROOM also with slate floor, two walls of bi-fold double glazed doors and similar access to the terrace, steps and open archway to SITTING ROOM feature fireplace with fitted wood burner, fitted bookcase to the left, incorporating TV plinth, further fitted corner bookcase, oak flooring. INNER HALL with slate flooring, cupboard understairs. CLOAKROOM high level WC, wash hand basin. UTILITY ROOM with sink, work surfaces, drawers and cupboards beneath, plumbing for washing machine. PLANT ROOM for underfloor heating (ground floor, radiators on first floor) and hot water cylinder, meter cupboard. Also at ground floor level is BEDROOM 5 a double aspect room with fitted corner bookcase, EN-SUITE SHOWER ROOM with tile surround, hand held and drench units, pedestal wash basin, slate splashback, shaver point, low level WC, heated towel rail/radiator, slate flooring. From the inner hall an oak stair case rises to the first floor.

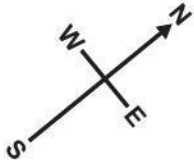
## FIRST FLOOR

Spacious galleried landing with trap to loft space, double built in linen cupboard. All bedrooms have oak doors. BEDROOM 1 features an atrium window and French doors to glass Juliet balcony, there are superb views from this room, range of fitted wardrobes to one wall. EN-SUITE SHOWER ROOM with shower cubicle, hand held and drench units, slate surround, glazed screen, wash hand basin, adjoining toiletry shelf with cupboard under, low level WC, shaver point, ladder style heated towel rail/radiator, slate flooring. BEDROOM 2 with views over fields. BEDROOM 3. BEDROOM 4. FAMILY BATHROOM with panelled bath, hand held and drench shower above, tiled surround, glass shower screen, pedestal wash basin, low level WC, heated towel rail/radiator, slate flooring.

## OUTSIDE

From the lane a pair of five bar gates supported by pillars allow access to the driveway which descends to the front of the property where there is ample parking and turning space. The gardens are generally laid out gently sloping lawns or grass, interspersed with many specimen trees and shrubs. There is an external oil-fired boiler to the front of the property. Wrapping around the rear and one side of the house is an extensive BRAZILLIAN SLATE TERRACE, providing excellent outdoor dining and recreation space and incorporating a hot tub. There are steps leading down from this to FURTHER AREAS OF GRASS, leading down to the modern DETACHED TIMBER FRAME BARN on a concrete base with tin clad walls and roof, power and light connected, ideal for storing machinery and logs. Incorporated within one corner is a workshop with bench. Also in this area is the DETACHED RUSTIC CABIN, ideal as a studio/office/playroom etc. with terrace in front, power and light connected, double glazed French doors, wood burner on a slate hearth and overlooking the most attractive POND. The property is partly bounded by walls, hedges and Devon Bank. The grounds provide a good deal of seclusion and privacy and amount to approximately 2.2 acres.





Approximate Area = 2792 sq ft / 259.4 sq m (excludes void)  
 Limited Use Area(s) = 194 sq ft / 18 sq m  
 Outbuildings = 391 sq ft / 36.3 sq m (excludes barn)  
 Total = 3377 sq ft / 313.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1069168



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		67	75
		EU Directive 2002/91/EC	







