



Steep Hill Lodge







Steep Hill Lodge Steep Hill

Off Silver Street, Braunton, Devon, EX33 2EN

By vehicle approached by a 0.6 mile unmade track yet, a healthy walk to Braunton village. Saunton/Croyde/Woolacombe/Barnstaple/Exmoor - all within easy access.

A large modern detached barn conversion set in 9.79 acres of pasture & woodland, well detached, on the rural outskirts of the village on high ground, commanding spectacular views.

- Hall, 46' Reception Area/Kitchen
- Utility Room, Study/Bedroom 5.
- 4 Bedrooms, 2 Bathrooms
- Ample Parking, Gardens. Quarry
- Stabling/workshops/Storage
- 9.79 Acres mainly pasture/some woodland.
- Magnificent distant sea views
- No Upward Chain
- Council Tax Band E
- Freehold

Offers In Excess Of £895,000

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SITUATION & AMENITIES

For those wanting to be well detached and to get away from it all, Steep Hill Lodge enjoys a really unique location. On the one hand vehicular access is via an unmade track of around 0.6 mile, but there is pedestrian access over the other end of the track and Braunton village is within healthy walking distance. From its elevated site the property is surrounded by open countryside and enjoys absolutely fantastic panoramic views across Braunton, the Estuary and out to sea as well as adjoining countryside. Braunton village offers an excellent range of local shopping facilities and amenities, including restaurants and pubs, shops and supermarket, as well as community centre, primary and secondary schooling, churches and a medical centre. The spectacular North Devon Coastline was selected in 2022 as a 'World Surfing Reserve' the first in the UK and the only cold-water World Surfing Reserve in the world, which is easily accessible including the sandy beaches of Saunton (also with championship golf course), Croyde and Putsborough, around 4.5, 6.5 & 7.5 miles distant respectively. The regional centre of Barnstaple houses the area's main business, commercial and leisure and shopping venues, as well as District Hospital and is located around 7 miles away. At 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 in just over two hours. Exmoor National Park is within easy access. The nearest International Airports are at Bristol and Exeter.

DESCRIPTION

We understand that Steep Hill Lodge was converted around 2016. The property presents timber clad elevations with natural timber double glazed windows and French doors beneath a steel sheeted roof. The internal accommodation is both spacious and versatile, as well as being disabled friendly. A particular feature is the 46' open plan reception area and kitchen. Adjoining is another good-sized room which could be a separate living room or fourth bedroom. The study could also make a fifth bedroom if required. Externally there is a timber range of stabling, alternatively adaptable for use as workshops, storage etc. There is ample parking and pasture fields which run below the house. Adjoining this a block of woodlands situated on the edge of Braunton Village with a lane access from a council road. In fact, Steep Hill runs between Silver Street and Boode, to the north east of Braunton, and whilst being an adopted road, it is no longer maintained by the local authority. We understand that Steep Hill lodge is a registered small holding and the lay of the land lends itself to continuing as such or alternatively for equestrian purposes, buyers to exercise their dogs or various other uses.

The 'wow' factor are the exceptional views, sunrises and sunsets. Situations like this are often sought but seldom found. This is certainly a property that needs to be viewed to be fully appreciated.

GROUND FLOOR

Covered entrance porch to front door. ENTRANCE HALL decorative tiled flooring. INNER HALLWAY double casement doors leading into OPEN PLAN SITTING/DINING ROOM/KITCHEN a superb dual aspect room enjoying panoramic views across the Braunton Burrows towards The Estuary, with Westward Ho! and Hartland Point in the distance. French doors leading onto the garden. Sitting area with wood burning stove set on a slate hearth, exposed beams. Kitchen/dining area fitted with an excellent range of natural oak units, incorporating butler sink, wooden work surfaces and drawers and cupboards beneath, integrated dishwasher, space for fridge/freezer, range cooker with extractor over, solid fuel Rayburn and wood store, clothes airer above, exposed beams. From the sitting room a door gives access to the SEPARATE LOUNGE/BEDROOM 4 similar views to the main reception area, exposed beam. From the kitchen there is access to REAR LOBBY with decorative tiled floor, space for cloaks and a door which gives access to REAR PORCH. Stable door to yard and rear garden, windows allowing superb views. UTILITY/BOILER ROOM stainless sink, roll top worksurfaces with space for washing machine and tumble dryer, range of matching wall and base units, pressurised hot water cylinder, space for chest freezer, solar panel control. BEDROOM 1 window to the front elevation enjoying countryside views, range of built in wardrobes, exposed beams. EN-SUITE low level WC, pedestal wash basin, double shower cubicle, tongue and groove panelling to dado height, tiled flooring with underfloor heating, heated towel rail. BEDROOM 2 window to rear elevation. BEDROOM 3 window to rear elevation. STUDY/BEDROOM 5 window to rear elevation, wood panelling, wood floor. FAMILY BATHROOM comprising low level WC, pedestal wash basin, roll top claw footed bath with shower above, tongue and groove panelling to dado height, heated towel rail, tiled floor.





OUTSIDE

The property is approached via an unmetalled track of 0.6 mile. This track is passable with care, using a normal vehicle but low-slung vehicles should avoid. The track leads to a pair of five bar gates which in turn open into a gravelled parking and turning area, providing space for several vehicles. There is also a gate into the LOWER PADDOCK. Throughout the garden and grounds, panoramic views can be enjoyed across The Estuary towards Westward Ho! in the distance and Hartland Point. There are raised flower beds and borders with mature plants, trees and shrubs, as well as a small ornamental pond. From the parking area a gate allows access to further GARDEN which can be accessed from the reception area. This is laid to gravel with raised flower borders and beds. To the far side is a FURTHER SEATING AREA, once again enjoying spectacular views and access to the rear of the property where there is a LEAN-TO accommodating the water filtration system. There is a CONCRETE YARD with TIMBER OUTBUILDING, currently used for stabling and tack room. From this area there are gates that lead into the land, around 6 acres of this is laid to permanent pasture. A five-bar gate leads back to the parking area previously mentioned and there is a POLYTUNNEL measuring 40ft x 19ft as well as an outdoor tap. Adjoining the pasture is the 3.45 acres block of WOODLAND, which has independent access and includes a former quarry. The vendors have considered creating an access track from the lower part of the adopted lane to the property, linking the woodland with the pasture land at the same time. The agents have a photograph with the proposed route superimposed upon it, which is available upon request.

SERVICES

Mains electricity, private borehole water supply, private septic tank drainage. The property is centrally heated via solid fuel Rayburn and benefits from solar panels (15 in number), which supplement heating of the hot water and produce income from the grid. There is a function to be able to switch between solid fuel and solar power easily with energy efficiency and economy in mind. We understand that superfast broadband is available and good mobile phone reception.

SPECIAL NOTE

Some of the contents are available by separate negotiation if required.

LOCAL AUTHORITY

North Devon District Council.

SPECIAL NOTE

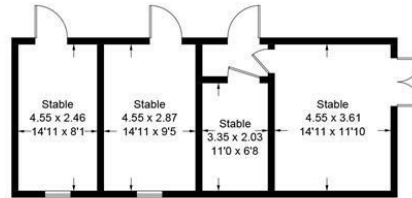
The property should ideally be approached via vehicle from the Boode direction. Please ignore Satnav and use the directions provided below.

DIRECTIONS

Proceed towards Braunton from the A361 and continue until entering the village. Proceed through the village until reaching the traffic lights, turn right here and continue until reaching the next crossroads, continue straight across into North Down Road and then continue following signs towards Boode, for around 1.2 miles. Pass Boode Farm and then turn left onto an unmetalled track, which is sign posted and has our 'For Sale' board in place. Proceed down this track with care, for 0.6 mile until you find the property on the right-hand side.

WHAT3WORDS://award.scribble.feuds (this takes you to the entrance to the lane).

Approximate Gross Internal Area = 220.5 sq m / 2374 sq ft
 Outbuilding = 81.5 sq m / 877 sq ft
 Total = 302 sq m / 3251 sq ft



(Not Shown In Actual Location / Orientation)

Outbuilding 1



Ground Floor

(Not Shown In Actual Location / Orientation)

Outbuilding 2

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1054497)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

