



St Berwyns, Chaloners Road







St Berwyns, Chaloners Road

Braunton, Devon, EX33 2ES

Braunton Village centre walking distance. Saunton/Croyde /Putsborough/Woolacombe 15 minutes.

A simply stunning period residence, in sought after village, close to the coast.

- Stylishly renovated period residence
- Dining room, eat-in kitchen
- 4 double bedrooms
- Front and rear gardens, storage
- Level walk to village centre
- Entrance porch, 2 reception rooms
- Ground floor shower and utility room
- 2 further bathrooms (1 en-suite)
- Office, garage and off street parking
- Freehold, Council Tax Band - E

Offers In Excess Of £685,000

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SITUATION AND AMENITIES

In a convenient location within walking distance of Braunton village centre, 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. The village is also ideally placed for easy access to the safe, sandy, surfing beaches at Croyde, Putsborough, Saunton and Woolacombe which are approximately 5 miles to the west. Barnstaple, the regional centre, is approximately 6 miles to the south east and houses the areas main business, commercial, leisure and shopping venues. Live theatres are accessible at Barnstaple and Ilfracombe, whilst other sporting and leisure pursuits are close at hand including golf at Landkey, Ilfracombe, Saunton and Westward Ho!. Fishing and boating can be enjoyed on the Rivers Taw & 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. Tiverton Parkway is about an hour by car from where London, Paddington can be reached in a further 2 hours.

DESCRIPTION

St Berwyns comprises an individual detached character residence which presents painted rendered stone elevations with double glazed hard wood windows, beneath a slate roof. We understand that the original core of the property dates from around 1820 but has been stylishly renovated during the vendors 23 year tenure. The improvements are of a very high standard, including but not limited to, solid oak flooring, bespoke oak kitchen, positive airflow system and Hive central heating system. The tastefully modernised and well presented accommodation is arranged over two and a half storeys and includes;

GROUND FLOOR

FRONT ENTRANCE PORCH solid wood door opening through to spacious porch area, with double glazed sash wooden window to front elevation, ample coat hanging space, slate tiled floor. A stained glass wooden door opening to ENTRANCE HALL double height ceiling, stairs to first floor, understairs storage which currently houses a fridge/freezer, solid oak flooring. Door through to SITTING ROOM dual aspect with double glazed wooden sash windows to front and side, attractive fireplace with wood burning stove, wooden surround and slate hearth, picture rail, solid oak flooring, column radiators. Entering from the opposite side of the entrance hall is the DRAWING ROOM with double glazed sash wooden window to front elevation, fireplace with wooden surround, log burner, slate hearth, picture rail, solid oak flooring, column radiators. DINING ROOM double glazed sash wooden window to side elevation overlooking the garden, slate window seat below, tall fireplace with wooden surround, log burner and slate hearth, tiled floor to match the porch, exposed stripped wooden beams with original meat hooks, tall column radiator, doorway through to KITCHEN/BREAKFAST ROOM. This room was renovated in 2013, beautifully finished cooking/eating space with double doors, sash window over sink, opening out to the courtyard on one side. There is then a window and stable door to the other side, overlooking the rear garden. Modern fitted shaker style kitchen with Lovegrove Sun Tunnel, ample solid wood work surface with storage above and below, range of fitted appliances including twin NEFF ovens with five ring induction hob and extractor fan above, Bosch dishwasher, Bosch low fridge and separate low freezer, slate tiled flooring and tall concertina column radiator. Door through to GROUND FLOOR SHOWER ROOM opaque double-glazed window to rear elevation, three-piece suit comprising mains fed shower with sliding glass door enclosure, fully tiled walls, pedestal hand wash basin with Grohe tap fittings, mirror with integrated LED light above, WC, heated towel rail, slate tiled flooring. Door to BOILER/UTILITY CUPBOARD housing wall mounted gas boiler and Megaflow hot water tank, window to rear elevation, space and plumbing for washing machine.





FIRST FLOOR

HALF LANDING airing cupboard housing towel storage, stained glass door to MAIN BATHROOM with two double glazed wooden windows opening to rear elevation, four piece suite comprising extra-large/long panelled bath with Grohe fittings and pull out shower attachment, separate walk-in shower with Grohe attachments and controls, pedestal hand wash basin again with Grohe fittings, mirrored storage above with LED lights attached, WC. Light travertine tiled walls and mosaic flooring, column radiator with chrome towel rail surround, electric underfloor heating. BEDROOM 3 double room with double glazed wooden sash window to side overlooking garden, decorative feature fireplace, two fitted wardrobes, solid wood flooring, latched solid door. BEDROOM 4 relatively steep stairs up to the double room, with vaulted ceiling, wooden window to rear elevated, Velux skylight above, solid wide plank painted floorboards, column radiator, loft access. LANDING with double glazed wooden sash window to front elevation which is west facing, creating an ideal seating area or reading space, painted solid wood flooring, column radiator, vent for heat return system. Door through to BEDROOM 1 large double suite with wooden double glazed sash window to front elevation, feature fireplace, picture rail, solid painted wood flooring, column radiator, fitted storage with antique style mirrored doors, door opening through to EN-SUITE SHOWER ROOM three piece suite comprising mains fed shower enclosure, sliding glass door, Grohe fittings, pedestal hand wash basin, mirrored storage above with fitted LED lights, WC, column radiator with chrome surround, mosaic flooring and light travertine wall tiles. BEDROOM 2 dual aspect room with double windows to front and side, feature fireplace, painted wooden floors, picture rail and PARTITIONED DRESSING AREA.

OUTSIDE

At the front of the property is a wooden picket gate with steps down to the FRONT GARDEN a mainly gravelled area with pathway to front porch, attractive stone walling, flower beds, gate through to side and rear garden, pathway through to the LAWNED AREA on the north side, with attractive variegated Holly tree, low block wall which acts as a precautionary flood defence, steps up to driveway and garage area with parking for two/three vehicles. SINGLE GARAGE up-and-over door with concrete base, fibre glass roof and rendered exterior walls. The driveway has a five-bar double gate with red brick pillars either side. REAR GARDEN accessed from the kitchen and side gate, ATTACHED LOG STORE brick paved PATIO with stone walling and raised beds, plethora of low-level shrubs, steps up to slightly RAISED GARDEN with attractive railway sleeper flower beds, small lawned area again with stone walling, wooden horizontal slat, privacy trellis, ideal seating area for a late afternoon sun worship. Outside taps both hot and cold. WOODEN STORAGE SHED which is attractively decorative, external shelving. Wooden sleeper pathway leading through to GARDEN OFFICE with light, power and insulation, ideal for an external workspace, painted wooden doors and windows. At the other side of the kitchen there is a SMALL COURTYARD with flagstone flooring, STONE STORAGE SHED currently used as a bike store.

SERVICES

All mains connected.

According to Ofcom Gigabit broadband is available in the area and mobile signal likely with all networks.

DIRECTIONS

On entering Braunton from Barnstaple, continue through the centre of the village, straight over the traffic lights for approximately half a kilometre where St Berwyns can be found on the right hand side, on the corner of Chaloners Road and Church Street.

What3Words///salaried.yoga.crusher



Approximate Area = 1790 sq ft / 166.2 sq m (excludes store)

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Garage = 135 sq ft / 12.5 sq m

Outbuilding = 67 sq ft / 6.2 sq m

Total = 2044 sq ft / 189.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1150733



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





STAGS