



17 Orchard Grove



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Croyde, Braunton, Devon, EX33 1NF

Croyde Beach, Village and open countryside, within walking distance. Saunton beach/golf club, 10 minutes.

POSITION ! POSITION ! POSITION ! - A detached bungalow, offering generous & versatile accommodation in a quiet residential cul-de-sac, within easy walking distance of the beach/village amenities.

- Superb central yet quiet location
- 3 double bedroom bungalow
- 2 bathrooms, sitting room
- Dining room, Kitchen
- Conservatory, off street parking
- West facing garden
- Potential to extend subject to planning
- Ideal opportunity
- Freehold
- Council Tax Band C

Guide Price £650,000

SITUATION AND AMENITIES

17 Orchard Grove is nestled in a quiet Cul-de-sac very close to the centre of Croyde. The village lies on the South West Coast Path near to Baggy Point which is owned by the National Trust, it is also within the North Devon Coastal Area of Outstanding Natural Beauty. Croyde has become internationally renowned for its superb surfing beach which has hosted numerous top ranking surfing competitions and forms part of the North Devon Surfing Reserve. The village is also one of the West Country's most popular areas in which to live or holiday, consistently featured in the National Press and holiday/property programs. The village offers an eclectic mix of picture postcard cottages nestling next to contemporary homes as well as a good range of local shopping facilities and amenities. The property is ideally situated to explore the nearby beaches and coastline of Ilfracombe, Lee, Putsborough, Saunton (also with a championship golf course), Woolacombe and Exmoor with its rocky coastline. The nearby larger village of Braunton provides a wide range of local amenities to include, post office, banking facilities, health centre, primary school, senior school, pubs, restaurants, library and a good range of shops. North Devon's regional centre, Barnstaple, is about 10 miles and houses the area's main business, commercial, leisure and shopping venues as well as District Hospital. The North Devon Link Road can be accessed at Barnstaple and provides a link to the M5 at Tiverton, at Junction 27 where Tiverton Parkway station has a regular mainline service to London Paddington in just over 2 hours. The nearest international airports are at Bristol or Exeter.



DESCRIPTION

This detached single storey residence, presents elevations of painted render and double glazing under a tiled roof. The property offers the perfect opportunity to renovate to one's own specifications, with spacious versatile accommodation which could be remodelled further. The loft is vast and has potential to extend into (subject to planning permission). The property is complemented by a delightful west facing garden and off street parking. Orchard Grove could be an ideal main/second home or holiday let.

GROUND FLOOR

ENTRANCE HALL door through to SHOWER ROOM comprising a three-piece suite, shower cubicle with electric shower, pedestal hand wash basin, WC, opaque window to front elevation, radiator. DINING ROOM double height room with extra-large Velux above the shower room with internal window overlooking the dining area, sliding doors into garden. Double doors through to KITCHEN, a spacious area with internal windows through to conservatory, ample wood effect work surface with storage above and below, NEFF double oven, four ring electric hob, space for dishwasher, washing machine and large fridge/freezer. Door through to the CONSERVATORY. Door off kitchen through to SITTING ROOM with large window to front elevation. Door through to FURTHER HALLWAY with airing cupboard. BEDROOM 2 window to front elevation, currently set as twin with built-in cupboards, pastoral views. BEDROOM 1 dual aspect room to side and front, space for large wardrobe, loft hatch with drop down ladder through to partially boarded and insulated LOFT SPACE with potential to convert (subject to planning). BEDROOM 3 double room with window to rear elevation. FAMILY BATHROOM three-piece suite with hand wash basin, panelled bath, WC.

OUTSIDE

Good sized REAR GARDEN with PATIO accessed, direct from the dining room, mainly laid to lawn with large mature shrubs to the rear. FURTHER PATIO AREA in the western corner. WOODEN SHED with bunded oil tank behind. Side access leading to the front with floor mounted Worcester boiler (approximately 8 years old). To the front there is ample off-street parking, potential to create further spaces, mature Magnolia Trees

SERVICES

Mains electricity, water and drainage. Oil fired central heating. According to Ofcom, Gigabit broadband is likely at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

DIRECTIONS

From Braunton take the coastal road in to Croyde Village, continue on to the centre, just past The Thatch, take the right turn into Cloutman's Lane then take the first turn right into Orchard Grove. Number 17 can be found on the right hand side with the number plate clearly displayed.

WHAT3WORDS///movie.competent.owned

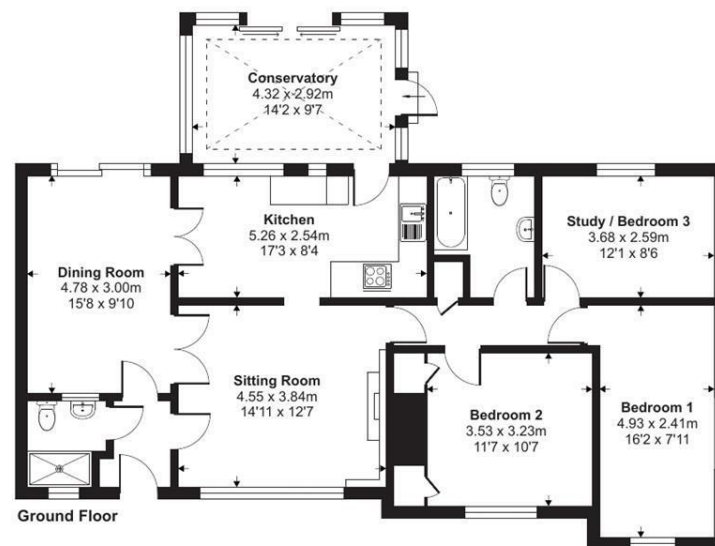
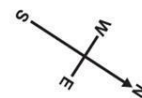


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Approximate Area = 1233 sq ft / 114.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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