



1A, CHURCH STREET, BRAUNTON, EX33 2EL

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## A 3 Bed Cosy Character Cottage

1a Church Street, Branton, EX33 2EL

Guide Price

**£210,000**

- 3 Bedroom Character Cottage
- No Onward Chain
- Downstairs Shower Room
- Walking Distance To Village Centre
- Outbuilding & Rear Garden
- Short Drive To The Beach
- Grade II Listed
- Good Size Kitchen/Breakfast Bar
- EPC : Exempt

## Directions

From Barnstaple proceed on the A361 to Branton. Continue to the centre of the village. At the crossroads and traffic lights turn right into East Street. Continue to the top of the road and take the first turning left into Church Street, 1a Church Street is directly on your right hand side.

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## Room list:

**Living Room**  
5.05 x 3.86 (16'6" x 12'7")

**Kitchen/Breakfast Bar**  
5.53 x 2.65 (18'1" x 8'8")

**Shower Room**  
2.43 max x 1.68 max (7'11" max x 5'6" max )

**Bedroom 1**  
3.79 x 3.04 (12'5" x 9'11")

**Bedroom 2**  
2.37 x 2.15 (7'9" x 7'0")

**Bedroom 3**  
2.37 x 1.98 (7'9" x 6'5")

### Outbuilding

### Grade II Listed

### Walking Distance To The Village

We are delighted to present this characterful three-bedroom Grade II listed cottage, ideally positioned at the beginning of the ever-popular Church Street in Braunton. Enjoying a prime location just a short stroll from the village centre, the property is also within easy reach of well-regarded primary and secondary schools, and only a short drive to North Devon's stunning sandy beaches.

Steeped in charm, the property welcomes you with a cosy living room featuring a log-burning stove, exposed wooden beams, and a traditional barn-style front door, retaining much of its original character. A few steps down leads to a stylish, contemporary shower room, complete with on-trend metro tiling.

The spacious kitchen/breakfast room is flooded with natural light from a large skylight and offers ample worktop and cupboard space, a double sink with swan-neck tap, and room for appliances including a fridge-freezer, oven, and washing machine. From here, there is access to a private courtyard, leading to a generous outbuilding that offers excellent storage options and further access to a secluded, decked garden area, perfect for outdoor relaxation.

Upstairs, the cottage offers three bedrooms, including a well-proportioned principal bedroom with built-in wardrobes and space for a double bed.

Outside, there is a generously sized outbuilding, perfect for storage and benefiting from power, making it suitable for use as a workshop. To the rear, you'll find a decked garden area which would benefit from some attention, but offers great potential as a sunny outdoor space to relax and enjoy.

While the property would benefit from some modernisation, it offers an exciting opportunity to create a truly special home. The property benefits from NO ONWARD CHAIN & a viewing is highly recommended to appreciate all that this delightful cottage has to offer.

\*Agents note - We believe the roof will need attention, this has been carefully considered and reflected in the price.

## Services

All Mains Connected

## Council Tax band

A

## EPC Rating

Exempt - Grade II Listed

## Tenure

Freehold

