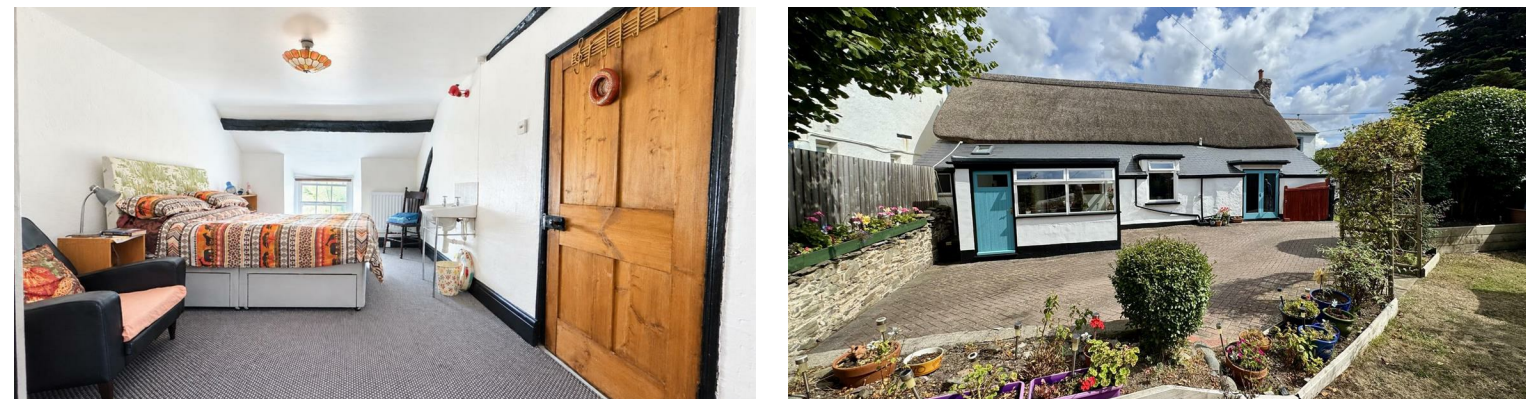
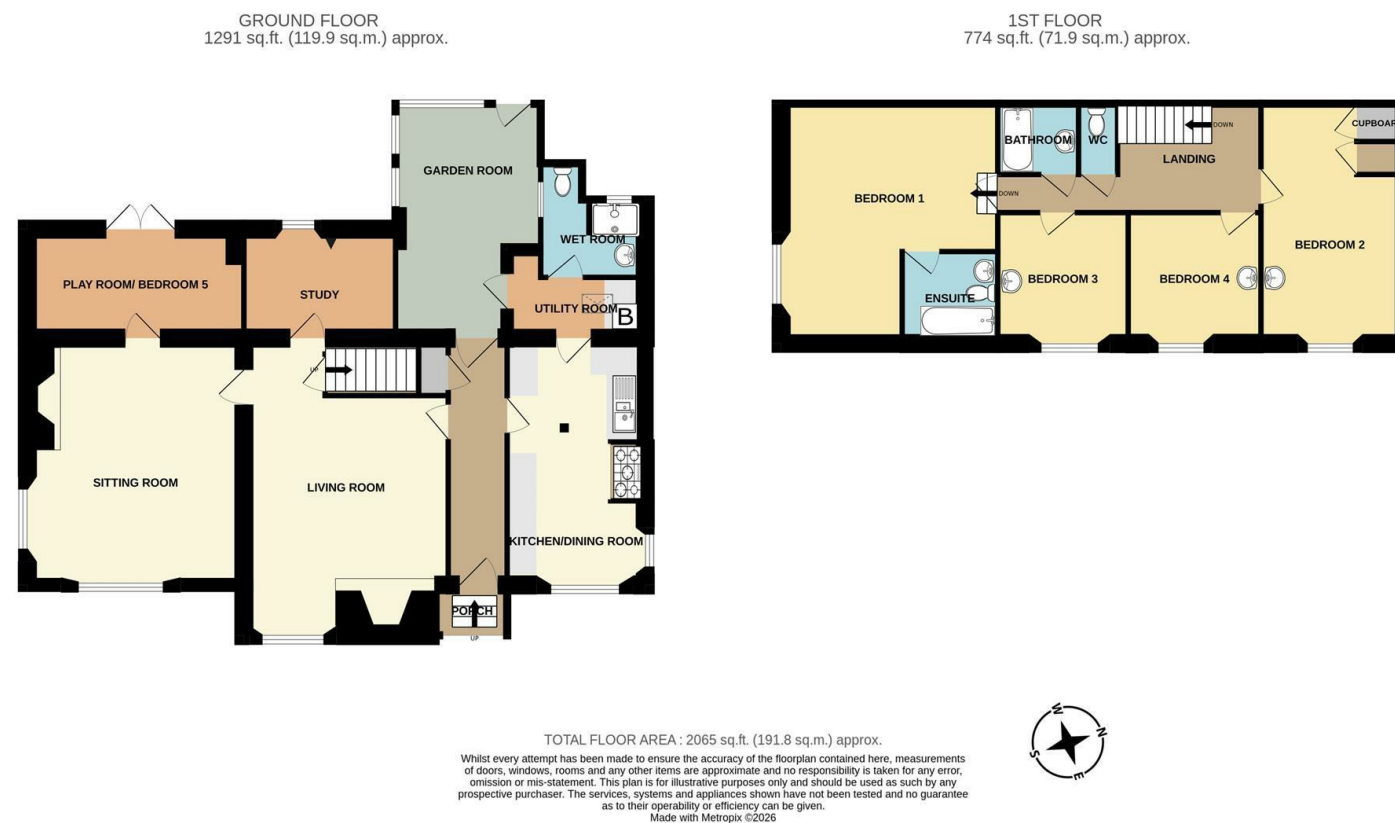




## Delightful Detached Character Cottage 'No Onward Chain'

Asking Price

**£575,000**

The Old Cottage, 64 South Street, Braunton, EX33 2AN

- 4/5 Bed, Grade II Det Cottage
- Convenient To The Village Centre
- Excellent Parking & Further Parking
- Surprisingly Private Gardens
- 3/4 Reception Rooms, 3 Bathrooms
- Good Size Kitchen/ Dining Room
- Lovely Garden Room, Gas Heating
- Many Character Features
- NO ONWARD CHAIN

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We are delighted to offer to the market, this very well proportioned detached cottage which is located in very convenient position to the village centre and its amenities. Cottages of this age generally lack light, but this goes against the grain and offers very pleasant and adaptable accommodation which must be viewed to really see what it has to offer. There is NO ONWARD CHAIN. The cottage is of stone and cob construction with an attractive sweeping thatch roof to the front., To the rear it is part tiled and this was replaced in 2022. This was the time the rear was also re thatched using Azov water reed. The thatch to the front was done in 2013 and redressed with new netting in 2022.

The character features can be immediately appreciated as soon as you step foot into the storm porch & reception hall. The porch has original seating and front door with bullseye glass. The hall has lovely timbered walls with character heavy back door which opens to the rear garden room with access to the rear courtyard and garden. The two large reception rooms both have connecting rooms off. The living room has a feature fireplace with stone surround and attractive timber lintel above, whilst the double aspect sitting room has beamed ceiling and a working, stone surround, fireplace with an in set wood burner and lintel over. From the sitting room is a playroom/bedroom 5 with double door access to the courtyard and rear garden. From the lounge is a spacious study perfect for those that require the ability to work from home. The good size kitchen/ dining room has a timber beam and pillar along with tiled floor and a window seat. The range cooker (included within the sale) stands within original recess with under lighting and beam. Beyond the kitchen is a useful utility room and wet room: all ideal to de-sand after a day at the beach. To the first floor is a long landing with the family bathroom and a separate WC. There are 4 good size bedrooms with attractive, part exposed 'A' frame beams. The master bedroom having the benefit of an en suite facility.

The cottage stands on a good size and level plot with good parking for 3/4 cars immediately to the rear. From here there is a lawned garden which offers a good degree of privacy and which faces west. To the bottom of the garden is a tool shed and summer house. A gate then leads to a further garden area which is also laid to lawn. so offers further parking if required. This area of the garden is currently used as a productive vegetable garden with greenhouse. There is space for a shepherds hut/ cabin if desired. In all, this is a wonderful home which offers very light, adaptable and spacious rooms. It is ideal as a family home with schools close by, the village centre is accessible and near to the Tarka Trail with its many miles of walking and cycling next to the Taw River.

## Services

All Mains Connected

## Council Tax

E

## EPC Rating

Exempt

## Tenure

Freehold



The cottage is situated on a level plot, with the front door set just up from street level on South Street and therefore, occupying a most convenient position to the village centre. This is only a few minutes walk away and offers an excellent range of amenities to cater for most needs.

Braunton is a very sought after village, considered one of the biggest in the country, and offers good primary and secondary schooling, a Tesco's store close by, medical centre, library, hardware store and a good number of local shops and stores There are good restaurants, pubs, churches and coffee shops. The village is ideally located for easy access to the sandy beaches at Croyde and Saunton which are approximately 3 miles to the west. Here there is also the renowned Saunton Sands Golf Club with its two championship courses.

Barnstaple, the regional centre of North Devon, is approximately 5 miles to the south east and connected by a regular bus service. The town offers further education at Petroc College and good covered town centre shopping at Green Lanes. There are a wide choice of superstores, a brand new leisure centre, Tarka Tennis and the Queens Theatre. There is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27 whilst the Tarka Train Line connects to Exeter in the South which picks up the main route to London.



### Entrance Porch & Hall

#### Living Room

6 x 4.41 (19'8" x 14'5")

#### Study

3.46 x 2.43 (11'4" x 7'11")

#### Sitting Room

4.70 max x 4.52 (15'5" max x 14'9")

#### Play Room/ Bedroom 5

4.58 x 3.08 (15'0" x 10'1")

#### Kitchen/ Diner

5.20 x 3.04 (17'0" x 9'11")

#### Utility Room

2.50 x 3 (8'2" x 9'10")

#### Garden Room

5.10 max x 3.18 (16'8" max x 10'5")

#### Wet Room

2.02 max x 1.63 (6'7" max x 5'4")

### First Floor Landing

#### Bedroom 1

4.65 x 4.64 narr 2.79 (15'3" x 15'2" narr 9'1")

#### En Suite Bathroom

2.07 x 1.94 (6'9" x 6'4")

#### Bedroom 2

5..36 x 3.03 (16'4".118'1" x 9'11")

#### Bedroom 3

3.95 x 2.66 (12'11" x 8'8")

#### Bedroom 4

2.85 x 2.62 (9'4" x 8'7")

#### Bathroom

1.60 x 1.55 (5'2" x 5'1")

#### Separate WC

1.55 x 0.85 (5'1" x 2'9")