

GROUND FLOOR  
1383 sq.ft. (128.5 sq.m.) approx.



1ST FLOOR  
1176 sq.ft. (109.3 sq.m.) approx.



ATINA, NORTH STREET

TOTAL FLOOR AREA: 2559 sq.ft. (237.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## A Superb Detached Family Residence

Atina, 25 North Street, Braunton, EX33 1AJ

Asking Price

**£875,000**

- Very Impressive Detached Residence
- Large Mezzanine Study Area
- Wealth Of Character And Features
- 3 Double Bedrooms, 2 Bathrooms
- Wonderful & Very Private Gardens
- Very Convenient The Village Centre
- Superb Kitchen/Breakfast/Family Room
- Large Garage Offering Huge Potential
- Rare Opportunity, & NO CHAIN !!

### Directions

From Barnstaple, proceed along the a361 towards Braunton, continue over the roundabout at Wrafton and onto Braunton village centre. At the crossroads, turn left signposted to Croyde and Saunton and then take the second right into North Street at The White Lion pub. Continue up approximately three quarters of the way up the road and the property will then be found on the left hand side. ATINA name plate is on the wall to the right of the high double gates.

Looking to sell? Let us  
value your property  
for free!

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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## Room list:

- Reception Hall**  
4.51 x 3.54 (14'9" x 11'7")
- Cloakroom**  
1.84 x 1.69 (6'0" x 5'6")
- Sitting Room**  
6.34 max x 5.22 (20'9" max x 17'1")
- Dining Room**  
4.81 x 3.61 (15'9" x 11'10")
- Kitchen/Breakfast/Family Room**  
7.59 narr 3.29 x 6.34 (24'10" narr 10'9" x 20'9")
- Utility Room**  
3.66 x 1.70 (12'0" x 5'6")
- First Floor Landing**
- Bedroom 1**  
5.30 max x 3.20 (17'4" max x 10'5")
- Ensuite Shower Room**  
2.63 x 1.73 (8'7" x 5'8")
- En Suite Dressing Room**  
2.66 x 2.22 (8'8" x 7'3")
- Bedroom 2**  
4.74 x 3.19 (15'6" x 10'5")
- Family Bathroom**  
2.60 x 2.02 (8'6" x 6'7")
- Bedroom 3**  
3.73 x 3.32 max (12'2" x 10'10" max)
- Mezzanine**  
6.36 x 4.38 narr to 2.55 (20'10" x 14'4" narr to 8'4")
- Garage**  
6.45 x 4.93 (21'1" x 16'2")
- 2 Stores & Ample Parking**
- Delightful & Private Gardens to 3 sides**

'Atina' is one of those few & far between properties which rarely come to the market. It is sure to appeal to those discerning purchasers who want space, character, privacy and convenience to the village amenities. This attractive and highly distinctive detached residence offers double glazing, gas fired heating and has pleasing part rendered and part exposed stone elevations with a mature grapevine growing profusely over the front. This lovely vine produces a sweet dessert grape.

There are 3 points of entering the property but the main reception hall, with a heavy wood front door, is a fitting statement to what lies beyond. Here, there is extensive storage a stone stairs to the first floor, to the bottom of which is a large cloakroom. The magnificent interconnecting sitting room & dining room have a quiet, calming air with wood flooring and painted beam ceilings. The bay window in the sitting room provides depth and light. There is an inglenook fireplace with bread oven and inset gas log effect fire and beam over.

The wonderful kitchen/ breakfast/ family room is the hub of the house with underfloor heating and a feature stained glass window. This vaulted room has attractive part exposed stone wall features and 'A' frame ceiling. It is overlooked by the mezzanine which hugely adds to its spacious feel. This room is ideal for a huge tree at Christmas. From here is a very useful utility room with a dorr to the rear garden and also has underfloor heating.

To the first floor, the main bedroom is slightly split level with a bay window and an en suite Shower room and searate dressing room. Th family bathroom has a jacuzzi bath, whilst there are 2 further bedrooms with the mezzanine access from bedroom 3. This is a very useful area for working from hom of as a play area. Furthermore, there is potential to turn this into a 4th bedroom.

'Atina' is approached via automatic double gates which take you to the front of the house where there is ample bricked parking and turning. The house stands within its own garden oasis being a private plot to 3 sides. There is a good size garage which offers excellent potential. Planning was granted to convert the garage to holiday accommodation, but this has since lapsed. Attached to the garage are 2 store sheds. The lawns sweep around to the side of the house where there is a sheltered patio area with slate flagstones, seating and a wisteria which is slowly creeping around the corner of the house. This is directly from the kitchen/family room, so an ideal BBQ area. Further, there is a crazy paved, secret garden area; an ideal retreat to get away from everything. Mature shrubs and trees encircle the gardens, with flower beds. The lawn finshes at the rear which is an ideal clothes drying area.

'Atina' is situated in the very attractive area of North Street, which is one of the oldest areas of the village. Therefore, it is a very easy few minutes walk into the village where there are a wide range of amenities including medical centre, pubs, restaurants, schools, coffee shops and a wide range of local shops as well as a Tesco superstore. The family run Cawthorne's Store is just down the road.

Close by are an array of stunning beaches and areas of outstanding natural beauty. Saunton Sands. Croyde Bay and Putsborough Beach all being within a short drive from Braunton and are a paradise for surfers and families. Nearby, Braunton Burrows is one of the largest sand dune systems in the British Isles with its rich diversity of plant, bird and animal life. There are many coastal walks along the golden sands and rugged cliffs to enjoy as well as access on to the Tarka Trail from Braunton which offers many miles of level walks and cycling along the estuary to Barnstaple. This is the principle north Devon Town and is 5 miles to the east. Here there are further amenities, shopping and leisure facilities including Tarka Tennis, tenpin bowling, cinema and a brand new leisure centre. Covered indoor shopping at Green Lanes is to the centre of the town and out of town shopping at Roundswell where there is a wide choice of super stores.

The North Devon Link Road provides a convenient connection to the M5 motorway at junction 27, Tiverton. Here there is Tiverton Parkway Station. From Barnstaple, the Tarka Rail Line connects to Exeter in the south which then picks up the line to London Paddington.

## Services

All Mains Connected

## Council Tax band

F

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by appointment through Phillips, Smith & Dunn Braunton branch on 01271 814114

