



TOTAL FLOOR AREA: 2107 sq.ft. (195.7 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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## 4 Bedroom Family House With Annex

9 Home Farm Close, Croyde, Braunton, Devon, EX33 1PD

Asking Price

**£875,000**

- Very Good Size Family House
- Kitchen & Dining Room
- Quiet Tucked Away Position
- 4 Bedrooms & 1 Bed Annex
- 2 Car Parking, Large Gardens
- Very Sought After Location
- 3 Bathrooms & 3 Receptions
- UPVc Double Glazing Oil C/H
- EPC: D

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

**Entrance Porch & Hall**

**Cloakroom**

**Sitting Room**

5.46 x 3.56 (17'10" x 11'8")

**Study**

3.29 x 2.97 (10'9" x 9'8")

**Living Room**

5.04 x 3.68 (16'6" x 12'0")

**Kitchen**

4.52m narr 3.02m x 4.11m (14'10" narr 9'11" x 13'6")

**Dining Room**

3.23 x 2.69 (10'7" x 8'9")

**First Floor Landing**

**Principle Bedroom**

5.08 narr 3.74 x 3.68 (16'7" narr 12'3" x 12'0")

**En Suite Shower**

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

**Dressing Room**

3 x 2.41 (9'10" x 7'10")

**Bedroom 2**

3.90 x 2.95 (12'9" x 9'8")

**Bedroom 3**

3.18 x 2.55 (10'5" x 8'4")

**Bedroom 4**

2.84 x 2.65 (9'3" x 8'8")

**4 Piece Family Bathroom**

2.94 x 2.33 (9'7" x 7'7")

**ANNEX**

**Living Room/ Kitchen**

4.62 x 2.79 (15'1" x 9'1")

**Bedroom 5**

3.20x 2.46 (10'5"x 8'0")

**Shower Room**

2.36 x 1.18 (7'8" x 3'10")

**Boiler Room & Utility Rooms**

**Off Road Parking**

**Very Good Size Gardens**

**NB MORE GARDEN AVAILABLE BY SEPARATE NEGOTIATION**

We are delighted to bring to the market this well presented and good size 4 bedroom detached family house. The property nestles nicely within this highly regarded and choice coastal village, famed for its superb sand bay and delightful thatched cottages.

Standing to the head of a quiet cul de sac means there is no passing traffic so it is ideal for those who are looking for a quiet, spacious family home with a good open aspect. Furthermore, the house offers excellent and flexible accommodation as the present owners have converted the double garage to offer a good separate annex. This is ideal for a dependent relative or to tap into the good holiday market which Croyde offers.

The rooms flow nicely and, as it has been extended, makes for a roomy home which is sure to appeal to those looking space. The entrance porch opens to the good size hall with a cloakroom off. The double aspect sitting room has a wood burner and double doors to the study. This, in turn, opens to the living room which also has double doors to the dining room. All three of these rooms have doors out to the rear garden. The kitchen is well fitted with a good range of granite work surfaces with inset sink and a breakfast area with breakfast bar..

To the first floor is a bright landing with glass and light oak balustrading and lovely views to the sea, the main bedroom has a dressing room and en suite shower. There are 3 further bedrooms, 2 of which have wardrobes. The family bathroom is very well appointed and is slightly split level with skirt lighting. The 4 piece white suite has a free standing tub bath and a full width mirror.

The annex is great and would be ideal for a dependant relative, teenager or to Airbnb. The open plan kitchen/living room opens to the bedroom with an en suite shower room. Beyond this, there is a useful utility room and the boiler room. The whole house has UPVc double glazing and oil fired central heating.

There is off road parking for 2 cars to the front and side access to the very good size rear garden. There is a good size patio/ BBQ area beyond which is the main garden. This is lawned with mature trees and shrubs with a summer house to the top. There are super views over the house and to the ocean beyond. To one side are 2 good sheds and a concreted area upon which further sheds can be erected.

NB: MORE GARDEN AREA IS AVAILABLE BY SEPARATE NEGOTIATION

## Services

Water, Electric, Drainage.

## Council Tax band

F

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

