



Impressive Family Home Close To Village

North Moorings North Street, Branton, Devon, EX33 1AJ

Asking Price

£515,000

- Superb 3/4 Bedroom House
- Bright & Airy Open Plan Design
- Bathroom & Ground Floor Shower
- Kitchen Bkfst, Dining & Living Areas
- Family Room & Utility
- Velux Windows & Bi Fold Doors
- Beautiful Gardens with Sun Deck
- Many Features Throughout
- This House Must Be Viewed!!

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or email branton@phillipsland.com

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Room list:

Entrance Porch & Hall

Open Plan Area Comprising:

Kitchen/ Breakfast Area

5.46 x 2.30 (17'10" x 7'6")

Living Area

5.45 x 3.25 (17'10" x 10'7")

Dining Area

2.23 x 5.21 (7'3" x 17'1")

Family Room

4.83 x 3.23 narr to 1.97 (15'10" x 10'7" narr to 6'5")

Utility Room

2.06 x 1.16 (6'9" x 3'9")

Shower Room

2.37 x 1.91 (7'9" x 6'3")

First Floor Landing

Bedroom 1

3.69 x 3.09 (12'1" x 10'1")

Bedroom 2

3.27 x 2.92 (10'8" x 9'6")

Bedroom 3

2.47 x 2.38 (8'1" x 7'9")

Family Bathroom

3.13 narr to 2.24 x 1.67 (10'3" narr to 7'4" x 5'5")

Superb Gardens & Sun Deck

Irregular Shape Sheds

3.39 x 2.04 & 3.39 x 1.87 (11'1" x 6'8" & 11'1" x 6'1")

Off Road Parking To The Front

This is a superb opportunity to acquire a wonderful and very comfortable family home. The present owners have altered the accommodation to produce something rather special. Property of this nature and in this location, rarely come to the market and so to appreciate this, one must view the house and, as soon as possible, in order to avoid disappointment.

To the front is dedicated off road parking/ hard standing for 2 cars. You enter via the porch and hall which opens to the fully open plan kitchen/breakfast, living & dining area which has oak style flooring. The kitchen/ breakfast area nicely fitted with shaker style units, breakfast bar and metro part tiled walls. The living area has an inset woodburner and wood store, whilst the dining area expands the width of the room with an area ideal for a piano. The wonderful bi fold doors, which run almost the width of the wall, floods the room with light as well as leading straight out onto the sun deck. This is ideal for entertaining and dining 'al fresco'. There is a separate and bright family room with velux windows and patio doors to the garden. This room is currently used as a play/ music room but could easily be a fourth bedroom with access to the downstairs shower room. This is off the very useful utility room and is also ideal to de- sand after a day at the beach. The first floor landing has a cupboard and there are 3 bedrooms, all with wardrobes. The family bathroom is white 3 piece with a mira shower over the bath.

The gardens are a delight and are extremely well laid out. They are level and much thought has been put to their design. The lawn has paving and well stocked flower beds. There is a good size and insulated, cedar-clad garden room which could have multiple purposes, including a home office or art studio. There are 3 outdoor storage spaces: a cedar-clad shed ideal for surf boards, a wood store and a side shed currently used for bikes.. A maturing tree offers shade and there is a private and tucked away patio and seating with olive trees to either corner. Another wonderful area to entertain.

Services

All Mains Connected

Council Tax band

B

EPC Rating

TBC

Tenure

Freehold

Viewings

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

