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Directions

From Barnstaple, take the A361 to Braunton. Carry on to the centre of Braunton and just before the traffic lights/ crossroads, turn right into Heanton Street. At the top, turn left and go over the button roundabout and carry on up Hills view. At the top bear right and The Old Boathouse will be found directly Infront of you.

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

Call 01271 814114

or email braunton@phillipsland.com

A Spacious 2 Bed Detached Home With Large Garden

The Old Boat House East Hill, Braunton, EX33 2LD

Asking Price
£425,000

- An Unique 2 Bedroom Detached Home
- Garden Annex With Power & Drainage
- Spacious & Light Living Room
- NO ONWARD CHAIN
- Marvellous Far Reaching Views
- Useful Workshop & Cellar Store
- Large Rear Garden
- 2 Double Bedrooms
- EPC: C

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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Braunton 01271 814114 • Barnstaple 01271 327878
www.phillipsland.com braunton@phillipsland.com

Welcome to The Old Boathouse, ideally positioned in one of Braunton's most sought-after areas, East Hill. This charming two-bedroom detached home enjoys a unique reverse-level accommodation, allowing for wonderful elevated views. The property is offered for sale with the added benefit of no onward chain.

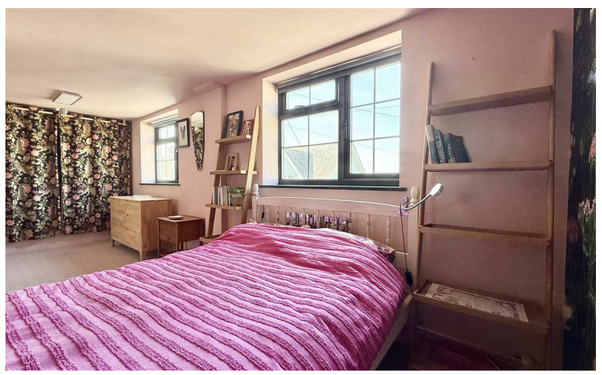
Upon entering the home, you are welcomed by a spacious entrance hall, with a convenient WC to the left and a practical workshop to the right, featuring double doors providing direct access to the road. There is also access to a cellar, offering excellent storage space. The ground floor accommodation comprises two well-proportioned bedrooms, including a generous master bedroom with en-suite facilities, built-in storage, and space suitable for bedroom furniture.

The first floor opens into a bright and spacious open-plan living area. At the top of the stairs, you are greeted by an attractive kitchen fitted with a built-in oven, electric hob, ample worktop space, and stylish shaker-style cupboards. This flows seamlessly into a dining area, perfectly positioned in front of a cosy log burner, and continues into a light-filled living room. Bi-folding doors open onto a sun deck, leading out to the garden which is perfect for entertaining guests.

The garden itself is a standout feature, thoughtfully arranged into various sections to make the most of its sunny aspect, and a well positioned patioed area with glass balustrade offering far-reaching views across Braunton towards Braunton Burrows and beyond. In addition, the garden includes a self-contained annex with its own bedroom, living area, kitchen, and bathroom. This exceptional outdoor space truly needs to be seen to be fully appreciated. On street parking is also available.

The property is truly unique and we would recommend a viewing without delay to appreciate this stylish home in full.

Services All Mains Connected **Council Tax Band** B **EPC:** C **Tenure** Freehold



The property offers easy and convenient access to the village centre which is considered one of the largest in the country. The village caters well for its inhabitants with an excellent range of amenities including primary and secondary schooling, a large Tesco store and to the village centre, is the family run Cawthorne's Store. There are a good choice of local shops, stores and coffee houses , together with a Health Centre, library, churches and public houses.

Close by is Braunton Burrows, a UNESCO site and is the largest dune system in the country. The superb and sandy beaches at Croyde and Saunton are approximately 3 miles to the west, and Saunton also boasts a renowned golf club with its two championship courses.

5 miles to the East and connected by regular bus service, is Barnstaple, the regional centre of north Devon. Here there are further amenities including a newly built Leisure Centre, Tarka Tennis Centre, Scotts Cinema and The Queens Theatre. Furthermore, there is a wider choice of shopping with covered town centre shopping at Green Lanes and out of town shopping at Roundswell where there is also a good choice of superstores. The North Devon Link Road offers a convenient route to the M5 motorway at junction 27 and there is also the Tarka Train Line to Exeter in the South which connects to London, Paddington.

Entrance Hall

WC
1.02 x 0.76 (3'4" x 2'5")

Workshop
2.31 x 1.88 (7'6" x 6'2")

Bedroom 1
6.53 max x 3.82 max (21'5" max x 12'6" max)

Bedroom 1 Ensuite
1.37 x 0.75 (4'5" x 2'5")

Bedroom 2
3.08 x 2.30 (10'1" x 7'6")

Shower Room
2.70 x 1.81 (8'10" x 5'11")

Kitchen/Diner
5.60 x 5.08 (18'4" x 16'7")

Living Room
5.6 x 4.53 (18'4" x 14'10")

Cellar Store
6.91 max x 2.68 max (22'8" max x 8'9" max)

Garden Annex Bedroom
3.5 x 2.33 (11'5" x 7'7")

Garden Annex Living Room
3.79 max x 3.42 (12'5" max x 11'2")

Garden Annex Kitchen
2.36 x 1.82 (7'8" x 5'11")

Garden Annex Bathroom
1.83 x 1.30 (6'0" x 4'3")

Marvellous Far Reaching Views