

STAGS

Journeys End

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Croyde, Braunton, Devon, EX33 1PL

Croyde Village centre & beach within healthy walking distance

A charming period property offering versatile accommodation, off-road parking, and a private garden located on fringe of a favoured Coastal village

- Period Cottage
- Garden
- Suitable for Home & Income use
- Freehold
- Off Road Parking
- Currently set up for Dual Occupation
- Walking distance to SW coastal path and beach
- Council tax band D

Guide Price £650,000







SITUATION

Cross is a quaint, timeless hamlet situated between Croyde and Georgeham. Croyde and its neighbouring North Devon surfing beaches are the nearest in the South West to London, the South East and the Midlands, and only about 45 miles from the M5. The village lies on the South West Coast Path near to Baggy Point, which is owned by the National Trust. It also lies within the North Devon coastal area of outstanding natural beauty. Croyde has become internationally renowned for its superb surfing beach, which has hosted numerous top-ranking surfing competitions. The village is also one of the West Country's most popular areas in which to live or holiday, consistently featured in the National Press and holiday/property programmes. The village offers an eclectic mix of picture postcard cottages nestling next to contemporary homes, as well as a good range of local shopping facilities, restaurants, pubs and other amenities. The property is ideally situated close to the South West Coastal Path which can take you directly into the village square or Croyde beach itself and enjoys some stunning panoramic views. The nearby larger village of Braunton provides a wide range of local amenities which include post office, banking facilities, health centre, primary and secondary schooling, pubs, restaurants, library and a good range of shops. North Devon's regional centre of Barnstaple is about 10 miles away and houses the area's main business, commercial, entertainment and shopping venues. The North Devon Link Road (A361) can be accessed at Barnstaple and provides a link to the M5 at Jct.27, where Tiverton Parkway has a regular mainline service to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter

DESCRIPTION

A charming attached period property offering highly versatile accommodation, off-road parking, and a private garden located in the timeless hamlet of Cross, just a short walk from Croyde village and the beach. In recent years, the cottage has been remodelled and extended, resulting in the property being divided into two 'Cottages', each with separate kitchens, accommodation, and front doors, while retaining an interconnecting internal door for access between the two, allowing it to be used as one large family home, for dual occupation by members of the same family, or for a variety of home and income purposes. We understand this will be the first time the property has entered the market so presents a rare opportunity. The layout of the accommodation with approximate dimensions is more clearly identified upon the accompanying floorplan.

ACCOMMODATION

The first half of the cottage includes a cosy living room with engineered oak flooring, wood burner, stairs to the first floor and access to the rear porch, WC and the garden. The kitchen offers a good range of fitted units, inset sink, space for appliances, oven, electric hob and space for dining table. On the first floor there are two double bedrooms with exposed floorboards and views to the front. The bathroom includes a bath with shower above, WC and sink.

The second half of the cottage offers a one-bedroom unit and includes a ground floor dual aspect living room with modern fitted kitchen, which includes integrated appliances and a breakfast bar. From here you have an interconnecting door to the other ‘cottage’ access to the rear porch and garden. Upstairs is landing space (possibly for a office set up) Dual aspect double bedroom with built in wardrobe and nice views of the garden and surrounding countryside. The bathroom includes a bath with shower above, WC and sink.

OUTSIDE

The property benefits from off road parking for one vehicle and a generous sized, south facing, private garden which enjoys some fine countryside views. There are areas of lawn, a terrace patio, garden sheds and plenty of space for outdoor dining. If required, the garden could easily be split as there are two access points from the lane. There is also potential to extend the parking area while still retaining plenty of garden.

SERVICES/PROPERTY INFORMATION

Part stone, cob and brick construction under slate roof.
Set in AONB
Mains water, electric and drainage
Gas central heating (LPG)

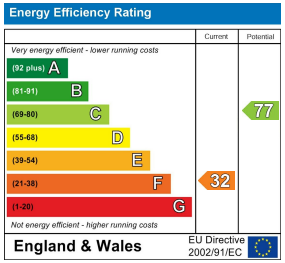






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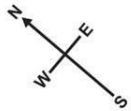


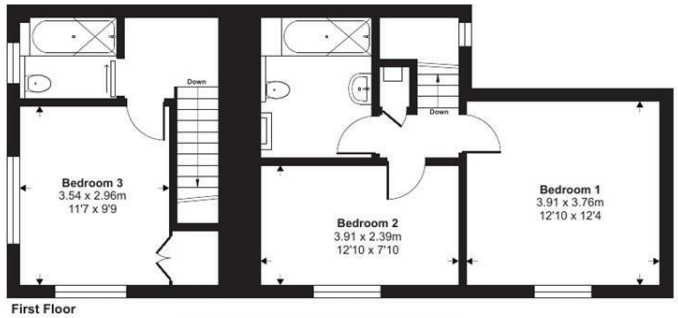
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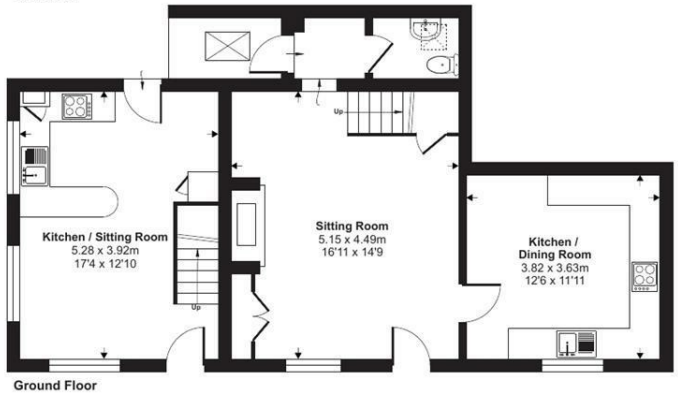
barnstaple@stags.co.uk

01271 322833

Approximate Area = 838 sq ft / 77.8 sq m
Annexe = 446 sq ft / 41.4 sq m
Total = 1284 sq ft / 119.2 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1301083