



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 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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## Very Attractive Cottage Close To Centre

4 Abbotts Hill, Branton, EX33 2ED

Asking Price

**£269,950**

- Spacious Character House
- 2 Bedrooms, Large Bathroom
- Attractive Exposed Wood Floors
- Lovely Dining Room
- Kitchen With Door to Outside
- Enclosed Courtyard Garden
- UPVc D/G, Gas Central Heating
- Convenient To Village Centre
- EPC: D

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## Room list:

### Entrance Porch & Hall

**Front Room**  
4.91 x 3.41 (16'1" x 11'2")

**Dining Room**  
4.23 x 2.48 (13'10" x 8'1")

**Kitchen**  
4.90 max x 2.22 (16'0" max x 7'3")

### First Floor Landing

**Bedroom 1**  
5.19 x 3.45 (17'0" x 11'3")

**Bedroom 2**  
5 narr 4.09 x 3.20 (16'4" narr 13'5" x 10'5")

**Bathroom**  
3.59 x 2.51 (11'9" x 8'2")

### Rear Courtyard Garden

Abbotts Hill is a cluster of delightful cottages where East Street meets, Church Street and North Down Road and is only a few minutes walk down from the village centre. No 4. forms the left hand side of a pair of semi detached properties which face onto the road where there is public on street parking. In the distant past, the house, with next door, all formed a pub and there are still 2 pubs within an easy walk, the Black Horse in Church Street and The Agricultural Inn in East Street.

This very deceptive house offers delightful accommodation arranged over two floors with UPVc double glazing and gas fired central heating. The entrance porch and hall lead to the front sitting room which is very relaxing with exposed wood floor and Victorian style fireplace. The dining room is delightful with quarry tiled floor, exposed stone walls and feature beamed ceiling. Here, there are the stairs to the first floor and double doors to the kitchen. This also has a quarry tiled floor for easy maintenance and a door to the rear courtyard.

To the first floor are 2 bedrooms which are double size and both have lovely stripped pine floors. The main bedroom also has a feature fireplace. The bathroom is also to the first floor and offers plenty of space. This generous size room also has a large airing cupboard.

To the rear of the property there is a courtyard garden with access from the kitchen. Although built into the rock, it catches the sun and offers a good degree of privacy. It is very easy to maintain and is a delightful area to sit out and read or dine, al fresco. There are some raised beds and an area ideal for pots so it could be laid out to offer plenty of colour with pot plants etc.

This will make for a very comfortable home which is conveniently located and which offers a wealthy of charm and character with many lovely features. We unhesitatingly recommend a full viewing in order to appreciate what this property has to offer. As all the properties in this old part of the village look similar from the outside, they are all individual, so viewing is essential.

The property is situated just off where Church Street meets East Street and Northdown Road. Therefore, it has easy access to the village centre which is to the bottom of East Street.

Braunton is a large village which caters well for its inhabitanace. The good range of amenities include primary and secondary schools, medical centre, churches, public houses and an excellent range of local shops and stores. There is a Tesco's store and the family run Cawthorne's Store, not too far away. The village is a very sought after as it is ideally situated for easy access to the sandy beaches at Saunton & Croyde approximately 3 & 5 miles to the west. Saunton also offers a renowned golf club with its 2 championship courses. There is a regular bus service to the beaches.

Barnstaple, the regional north Devon centre, is approximately 5 miles to the south east and is also connected by the bus service. There is excellent covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There are good leisure & social facilities including a brand new leisure centre, Tarka Tennis Centre, Scotts Cinema, tenpin bowling and The Queen's Theatre.

There is access on to The North Devon Link Road which provides a convenient route for the M5 motorway at junction 27, whilst there is also the Tarka Rail Link which connects to Exeter in the south. This then picks up the direct route to London Paddington.

## Services

All Mains Connected

## Council Tax band

B

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

