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GROUND FLOOR

1ST FLOOR

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Directions

From Barnstaple, proceed along the a361 towards Braunton, continue over the roundabout at Wrafton and onto Braunton village centre. At the crossroads, turn left signposted to Croyde and Saunton and then take the second right into North Street at The White Lion pub. Follow the road right to the very end and then drop down right and Rosemede Cottage will be found on your left.

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

Call 01271 814114

or email braunton@phillipsland.com

An Unique 3 Bedroom Character Cottage

Rosemede Cottage 49 North Street, Braunton, EX33 1AP

Guide Price

£635,000

- A One Off Character Cottage
- Garden Store/Office
- Large Lounge/Diner
- 3 Double Bedrooms
- Delightful Elevated Gardens
- Good Sized Kitchen
- Bathroom & Ensuite
- Double Garage
- EPC: D

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Welcome to Rosemede Cottage, 49 North Street, a truly individual three-bedroom character cottage tucked away in one of Braunton's most desirable and established locations. Brimming with charm and period features, the property offers deceptively spacious and versatile accommodation together with beautiful elevated gardens.

Leading up to the property you have a generous entrance hall, currently also utilised as a useful home office area. From here, the accommodation flows into the spacious open-plan living and dining room, which is packed with cottage character. Exposed ceiling beams, a distinctive porthole-style window and an impressive stone fireplace create a warm and welcoming atmosphere, while the generous proportions provide an excellent space for both everyday living and entertaining. Steps lead up to the well-appointed kitchen, offering ample worktop and cupboard space together with access directly out to the garden. An useful ground-floor bathroom is also conveniently positioned just off the kitchen.

Upstairs are three good-sized double bedrooms. The main bedroom is particularly impressive, offering excellent proportions, its own ensuite and direct access onto a private patio/decked area. Internally, the main bedroom is accessed through bedroom two; however, it also benefits from its own independent external access via the garden.

Outside is undoubtedly another highlight. The generous, elevated gardens are arranged across a combination of lawn, patio and decked areas, surrounded by established planting and greenery. With several different areas for sitting, dining and relaxing, the garden offers plenty of opportunity to enjoy the sunshine throughout the day. From the decked area there is access to a useful garden cabin, providing excellent additional space and offering potential as a home office for those looking to create some separation between working and everyday home life. There is also a useful workshop space.

Completing this distinctive home is the large double garage, a particularly valuable feature for a property in this part of Braunton, providing excellent parking, storage or workshop space. Rosemede Cottage combines character, space and versatility in a wonderfully convenient village location, making it a genuinely unique home.

Services

All Mains Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Rosemede Cottage enjoys an attractive setting on North Street, one of the oldest and most characterful parts of Braunton. The property is just a few minutes' walk from the heart of the village, where an excellent range of amenities can be found, including schools, a medical centre, pubs, restaurants, cafés, independent shops and a Tesco superstore. The popular family-run Cawthorne's Store is also conveniently located just down the road.

Braunton is ideally positioned for enjoying the very best of the North Devon coastline. The renowned beaches of Saunton Sands, Croyde Bay and Putsborough are all within a short drive, offering superb opportunities for surfing, swimming and family days by the sea. Nearby Braunton Burrows, one of the largest sand dune systems in the British Isles, provides miles of scenic walks and an abundance of wildlife.

The village also offers easy access to the Tarka Trail, providing miles of mostly level walking and cycling alongside the estuary towards Barnstaple. Approximately five miles to the east, Barnstaple is North Devon's principal town and offers a wider range of shopping, leisure and recreational facilities, including Green Lanes Shopping Centre, a cinema, bowling, tennis facilities and a modern leisure centre. Further retail parks and superstores can be found at Roundswell.

For those travelling further afield, the North Devon Link Road provides convenient access to Junction 27 of the M5 and Tiverton Parkway railway station. Barnstaple also benefits from the Tarka Line rail service to Exeter, with onward connections to London Paddington.

Entrance Hall/Study
2.8 x 1.75 (9'2" x 5'8")

Lounge/Diner
6.46 max x 4.09 max (21'2" max x 13'5" max)

Kitchen
3.20 max x 2.87 max (10'5" max x 9'4" max)

Extended Kitchen
2.20 max x 1.80 max (7'2" max x 5'10" max)

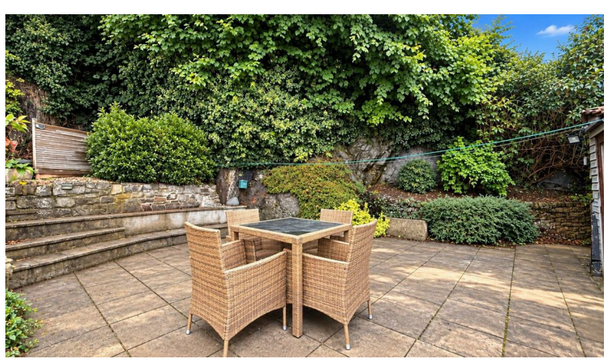
Bedroom 1
7.08 max x 3.01 max (23'2" max x 9'10" max)

Bedroom 1 Ensuite
3.05 x 1.52 (10'0" x 4'11")

Bedroom 2
4.08 max x 2.75 max (13'4" max x 9'0" max)

Bedroom 3
3.89 max x 2.68 max (12'9" max x 8'9" max)

Downstairs Bathroom
3.14 max x 2.00 max (10'3" max x 6'6" max)

Garden Cabin
3.81 x 2.85 (12'5" x 9'4")

Double Garage
5.52 x 4.95 (18'1" x 16'2")