



TOTAL FLOOR AREA: 1705 sq.ft. (158.4 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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Directions

From Barnstaple proceed on the A361 to Braunton and continue straight to the centre of the village. At the traffic lights and crossroads continue on signposted to Ilfracombe and continue through the village of Knowle. Continue on, pass the first turning signposted to West Down and take the second turning on the right, just by the bus stop. Continue through and Broad Park is the first house on the right hand side

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4 Double Bedroom Detached Home With Lovely Views

Broad Park Dean Road, West Down, Ilfracombe, Devon, EX34 RN11

Asking Price **£685,000**

- Wonderful Modern Family Home
- 2 Reception Rooms & Conservatory
- Family Bathroom & En Suite Shower
- 4 Double Bedrooms With Wardrobes
- Kitchen/ Breakfast Rm, Utility Room
- Ample Off Road Parking Area
- Beautiful Views over Countryside.
- Study/Office With Cupboards
- Lovely Garden & Decking

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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Room list:

Entrance Hall

Cloakroom
2.59 x 1.15 (8'5" x 3'9")

Study
3.02 x 2.33 (9'10" x 7'7")

Living Room
5.64 x 5.26 max (18'6" x 17'3" max)

Kitchen/ Breakfast Room
4.20 x 3.69 max (13'9" x 12'1" max)

Dining Room
4 x 2.94 (13'1" x 9'7")

Utility Room
1.91 x 1.25 (6'3" x 4'1")

Conservatory
3.38 x 2.82 (11'1" x 9'3")

First Floor Landing

Bedroom 1
4.04 x 3.77 (13'3" x 12'4")

En Suite
2.61 max x 2.38 max (8'6" max x 7'9" max)

Bedroom 2
4.21 max x 3.04 (13'9" max x 9'11")

Bedroom 3
3.61 x 3.46 (11'10" x 11'4")

Bedroom 4
3.67 max x 2.95 (12'0" max x 9'8")

Family Bathroom
4 x 1.95 (13'1" x 6'4")

Good Off Road Parking With Space for 4-6 cars

Delightful Well Kept Gardens & Raised Deck

'Broad Park' comes to the market, for the first time since it was sold from new, nearly 20 years ago. This well designed, detached home offers a good deal of space and is ideal for a growing family, or the newly retired. There is the benefit of uPVC double glazing and mains gas central heating so it is an easy to run home. The house is of traditional cavity construction with rendered elevations and pleasing stone style quoins and similar window lintels, all under a concrete tiled roof.

All the rooms are bright and airy and flow well with a good size entrance hall and a cloakroom off and to the side is a good size office/study which has ample cupboards. Double doors from the hall take you into the large living room with the main focal point being the arched, cast iron fireplace and grate with Minster style surround. This room opens to the conservatory which really takes full advantage of the countryside views, right up through the valley. There is then access out on to the sun deck which is a wonderful entertaining space as there are also the most wonderful views.

The kitchen/ breakfast room is nicely fitted with a good range of work tops and units with built in appliances including 5 ring gas hob and fan over, dishwasher, fridge/ freezer and eye level double oven. There is also a built in washing machine but this could be put in to the separate utility room, if required There is a spacious dining room for entertaining and a very useful utility room. There is also ample storage in the 4 double bedrooms, as all of them have built in wardrobes. The main bedroom also has an en suite shower room whilst the main bathroom has a well appointed 4 piece suite and linen cupboard. The views are even better from the main and rear bedrooms.

The front of the house is laid with attractive brick pavers in a herringbone design and allows for ample parking for 4-6 cars.. The access to the front door is via a wide ramp; making wheelchair access very convenient. The house stands on a good size, yet easy to maintain plot. The rear garden is delightful with many maturing shrubs and trees which provide an excellent degree of privacy. There is a a wooden shed with a coated steel roof in the far corner of the garden. The good size lawn leads to steps up to the sun deck, under which there is some useful storage. The position of the house could not be better. In a sunny, South facing position, it also sides directly onto fields. The passing wildlife can be seen from the house and there are lovely far reaching views from the house and deck, over fields and up through the valley to Willingcott in the distance. You certainly feel as if you're in the countryside, yet very convenient to amenities and the centre of the village is just 5 minutes walk away.

This attractive home is nicely situated being right to the edge of West Down. This very sought after village between Braunton and Ilfracombe. The village has an excellent primary school, a well run community shop, church and public house/restaurant. Furthermore, there is an excellent community spirit with a good cross section of inhabitants which mkes it one of the most sought after semi rural villages in the area.

The nearest beach is Woolacombe, just under 4 miles away, which has been voted in the top 20 best beaches in the world. It offers a superb expanse of sandy beach, ideal for surfing. The beach merges with Putsborough Sands to the south. Ilfracombe town is to the north and offers golf course, the award winning Landmark Theatre, Damien Hirsts 'Verity', a cinema and Tesco store. There are further shops and stores, primary and secondary schooling. Braunton is to the south and offers further amenities, whilst Barnstaple, the regional centre of north Devon, is just under 11 miles away. Here there are further amenities including covered shopping at Green Lanes, out of town shopping at Roundswell and a brand new Leisure centre.

West Down is also only a 15 minutes drive from the superb Exmoor National Park which is a haven of peace and tranquility, briming with many outdoor activities and pursuits. Keep an eye out for Red Deer and the iconic Exmoor Ponies. Exmoor was Europe's first Dark Sky Reserve with some of the darkest skies in the country.

There is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, whilst there is the Tarka Rail Line that connects to Exeter in the south which picks up through to London.

Services

All Mains Connected

Council Tax band

E

EPC Rating

C

Tenure

Freehold

Viewings

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

