



TOTAL FLOOR AREA: 1149 sq.ft. (106.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is accepted 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 equipment shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## Directions

From Barnstaple proceed to Braunton on the A361. At Braunton centre, turn left signposted to Croyde. At The White Lion pub, turn right into North Street and carry on to the top where it narrows and follow round the sharp left bend and proceed up the hill into Rock Hill. As the lane flattens out, it merges into West Hill. Obersten will be a little further on, on the left hand side immediately after the white house which backs onto the lane.

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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## Immaculate Home With Stunning Views

Obersten West Hill, Braunton, EX33 1AR

Asking Price

**£575,000**

- 3 Bedrooms, 2 Receptions
- Superb Far Reaching Views
- Gas Heating, UPVc D/G
- Kitchen & Utility Room
- Long Garden & Cabin
- Immaculate Throughout
- Conservatory, Bathroom
- Garage & Car Space
- EPC: D



We are delighted to be able to offer to the market, for the first time in nearly 50 years, this delightful 3 bedroom semi detached house. The present owners have had many very happy years at the property but feel the time has come to move on with life. Therefore, this is a wonderful opportunity for the next owner to enjoy a most comfortable home which can be occupied with the minimum of expense.

'Obersten' was built in 1934 and occupies an enviable position in this sought after residential location, which overlooks the village and has a panorama which will be difficult to rival. The south facing views are from Heanton Village in the east and takes in the Taw & Torridge confluence and Bideford Bridge. Braunton Burrows is in view and around to the ocean; a superb vista to enjoy from the house and gardens.

The house is in first class condition throughout and has the benefit of gas fired central heating and UPVC double glazing. The rooms flow nicely and, as the house faces south, they are filled with light. There is pedestrian access through from Ashmead Grove, so walking to the village is easy and it means the house can be entered separately, from the front and rear. From Ashmead Grove, you walk up through the long garden and to the conservatory. This is the ideal spot to sit, unwind and take in the view. The sitting room is very comfortable with a bay window and a gas fire. Glazed double doors open into the dining room and on into the kitchen. This is tastefully fitted with a range of units and built in appliances and plinth lighting. From here there is a rear lobby and a very useful utility room. To the first floor is a bright landing which serves all the 3 bedrooms and the 4 piece bathroom.

'Obersten' stands on a very good size plot which slopes gently away from the house. There is a detached double garage with parking to the front and useful storage underneath. A slightly dilapidated outbuilding offers good potential to create a home office or just for storage. Side access leads to the main garden where there is a patio from the conservatory. The garden is mainly laid to lawn with pergola and some raised vegetable beds. There is a good size and substantial cabin with sink & W.C. This is ideal office space but currently used as a music room.

## Services

All Mains Connected

## Council Tax band

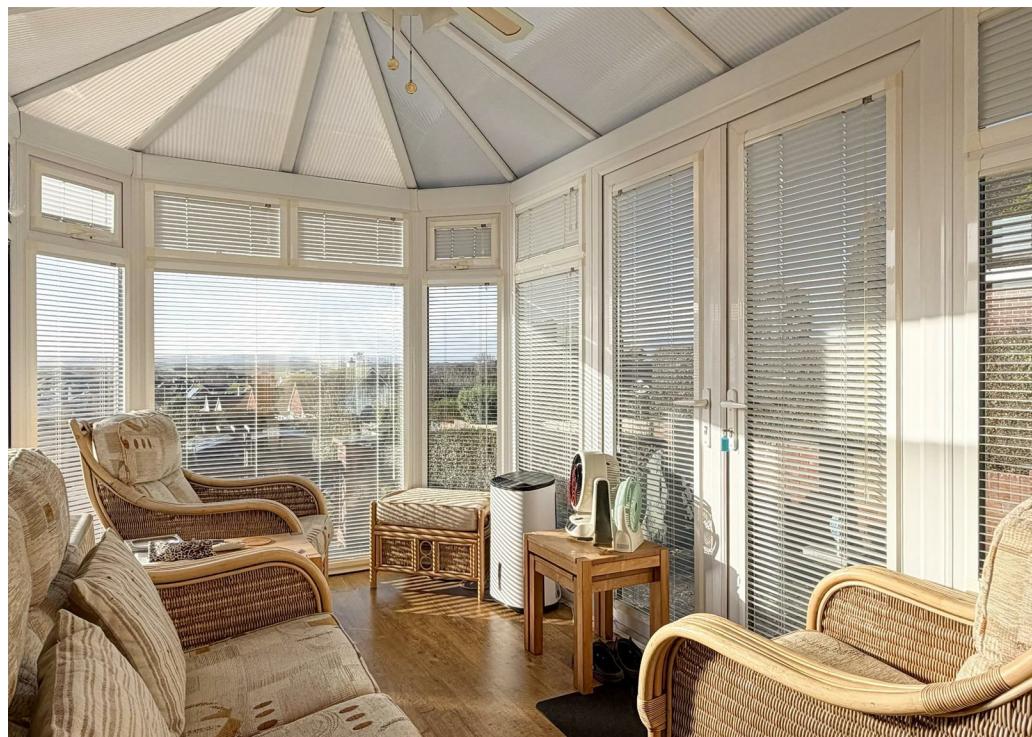
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## EPC Rating

D

## Tenure

Freehold



West Hill is one of the most sought after residential locations in Braunton and is surrounded by superb properties. It is an attractive lane set away from the main road and to the west side of the village. This means access to the fine beaches of Saunton & Croyde is very convenient and these are 3 & 5 miles respectively. Furthermore, the renowned Saunton golf club offers 2 championship courses.

The village centre is close by, being just up from North Street, so is within a reasonable walk especially with the cut through via Ashmead Grove. The village is considered one of the largest in the country and so offers a very good range of amenities. These include 3 Primary Schools & secondary school within the area. There is a Tesco Super Store along with the family run Cawthorne's Store in the village centre and other shops. Furthermore, there is a Medical Centre, dentists, churches, public houses, a variety of restaurants and cafes which includes an award-winning Fish and Chip takeaway and restaurant.

There is a regular bus service which connects to the beaches and to Barnstaple, the principal North Devon town, some 5 miles to the east. Here, there are further amenities including further education, a good number of super stores, covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There is access to the M5 Motorway via The North Devon Link Road at junction 27. The Tarka Rail line connects to Exeter in the south and this picks up the direct route to London Paddington.

In all, this is a really fine home in a wonderful position. We unhesitatingly recommend a full viewing in order to appreciate the very well presented accommodation, gardens and superb views. Property such as this are few and far between, so view as soon as possible to avoid disappointment.

## Room list:

**Entrance Hall**  
1.88 x 1.75 (6'2" x 5'74"1")

**Utility Room**  
2.05 x .75 (6'8" x .246'0")

**Kitchen**  
2.72 x 2.72 (8'11" x 8'11")

**Sitting Room**  
4.21 x 4.17 into bay (13'9" x 13'8" into bay)

**Dining Room**

**Conservatory**  
3.71 x 2.26 (12'2" x 7'4")

**First Floor Landing**

**Bedroom 1**  
4.30 x 2.83 (14'1" x 9'3")

**Bedroom 2**  
3.62 x 3.29 (11'10" x 10'9")

**Bedroom 3**  
2.87 x 2.72 (9'4" x 8'11")

**Bathroom**  
2.72 x 2.69 max (8'11" x 8'9" max)

**Garage & Car Space To Front**  
4.81 x 4.42 (15'9" x 14'6")

**Old Out Building**  
3.75 x 3.62 (12'3" x 11'10")

**Good Size Long Garden**

**Cabin**  
5.92 x 2.91 (19'5" x 9'6")

**Pedestrian Access To Village via Ashmead Gr.**

