Chapel Knoll, 26 Hobbs Hill

STAGS

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Croyde, Braunton, Devon EX33 1LZ

A detached four bedroom house with gated driveway. Croyde village & beach within close walking distance

A newly renovated four bedroom detached house which is nearing completion, with ample driveway parking, in the heart of Croyde village within close proximity of Croyde beach

- Newly refurbished home nearing completion
- Walking distance to the beach & village amenities
- Open outlook to the rear elevation
- Freehold
- Four double bedrooms (one ensuite)
- Ample driveway parking with electric gates
- No onward chain
- Council Tax Band F

Guide Price £1,195,000

SITUATION & AMENITIES

Croyde and its neighbouring 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 featuring 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 and amenities which are just a stroll from the property. There is a public footpath near the property, which leads on to the beach and surf and the property is ideally situated to explore other nearby beaches and the coastline of Ilfracombe, Lee, Putsborough, Saunton (also with Championship Golf Course), Woolacombe and Exmoor with its rocky coastline. The nearby larger village of Braunton – about 4.6miles – 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 and houses the area's main business, commercial, leisure and shopping venues, as well as Pannier Market and district hospital. 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 area is well served by excellent state and private schools. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

This four-bedroom detached home is set behind electric gates and benefits from a large, enclosed driveway providing ample off-road parking, along with an attached single garage. The current owners have completed the majority of the refurbishment, with the remaining finishing touches to be completed. Ideally located within easy walking distance of Croyde village and its renowned sandy beach, this property offers an excellent opportunity to acquire a beautifully updated family home in a highly sought-after coastal location.

ACCOMMODATION

Nearing completion is this thoughtfully designed and renovated property, sits in a fantastic location of the highly sought-after coastal village of Croyde. The property offers spacious living with generous bedrooms and open views to the rear elevation.

Upon entering the welcoming entrance hall, you are immediately drawn through to the rear garden. To the left, the spacious open-plan kitchen/dining room features bi-fold doors opening onto the landscaped garden, creating an ideal space for modern family living and entertaining. A useful utility room is accessed from the kitchen and provides internal access to the attached garage.

The first floor comprises of four double bedrooms, a family bathroom, and an en-suite shower room serving the main bedroom. The rear-facing bedrooms enjoy delightful open views across the surrounding fields towards the sand dunes, with glimpses of the sea beyond.

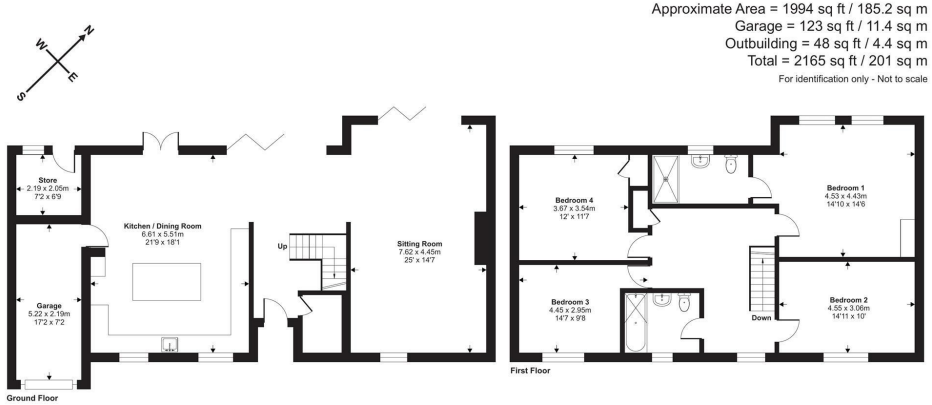
OUTSIDE

The property is approached via electric gates, with a separate pedestrian entrance providing additional convenience, privacy, and security. The enclosed rear garden has been newly landscaped and features a lawn and paved patio, offering an ideal space for outdoor dining and relaxation. The garden enjoys a private aspect with attractive countryside views.

SERVICES

Mains electricity, water, and drainage. Newly installed air source heat pump providing energy-efficient heating.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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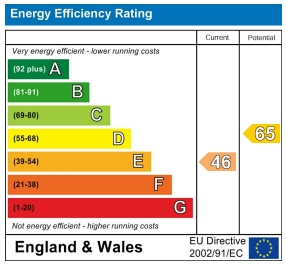

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