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Directions

From Barnstaple follow A361 to Braunton. At Wrafton bear right, signposted to Heanton Punchardon. Follow this road past Braunton Academy and at the button roundabout, continue on up the hill into Hillsview. At the top, bear right which takes you up and around into East Hill. Carry on and down the road and Down Lane will be on the left hand side. Carry on up and around and the house will be found up on the right hand side.

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

Call 01271 814114

or email braunton@phillipsland.com

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3 Bedroom Home With Glorious Estuary Views

7 Down Lane, Braunton, EX33 2LE

Asking Price

£449,950

- 3 Bedroom Family Home
- Lovely Kitchen & Dining Room
- Ideal Office/ Gym, Good Gardens
- Superb & Far reaching Views
- Well Appointed Shower Room
- uPVC D/G, Gas Central Heating
- Living Room Opens To Sun Deck
- Parking For 2 Cars. Gardeners Loo
- Very Sought Afer Location





We are delighted to offer to the market, this well presented 3 bedroom semi detached family house. Due to the stunning, far reaching views, this is one of the most sought after roads in the village. Only when viewed can these views be full appreciated. Down Lane is set the very edge of Braunton and is elevated over the village, so can be clearly seen when entering Braunton from Barnstaple.

The house offers many features but the first thing you notice are the bright south facing rooms. There are attractive stripped doors with white handles an finger plates and the picture rails are still in situ and some floors have been stripped. The front room has a woodburner with Portugese granite lintle over.

You enter the house from the side porch and entrance hall. The front living room takes full advantage of the south facing views with full height windows which allow the maximum light to flood in. This is a very comfortable room with a door giving easy access out to the wonderful front deck which has a hot tub and pergola. The good size kitchen/ dining room also has a wood burner whilst the kitchen is nicely fitted with a good range of base units with beech work surfaces. Wall cupboards have under lighting which add warmth and there is a built in gas hob, double, eye level cooker and dishwasher. There is a door to the outside and under stairs storage area. The landing to the first floor has a door to each room. There are 3 good size bedrooms, 2 of which have stunning views, whilst the shower room is very well appointed.

To the front, there is an off road parking deck for 2 cars. Below this is a very uesful covered store area which allows for hanging clothes during rainy days and, there is a gardeners loo and laundry area with plumbing. The gardens are a delight. Immediately from the living room is a wonderful and good size decked area with a built in hot tub. A wisteria covered pergola provides shade whilst you sit and take in the spectacular views, or simply relax in the hot tub and survey the view over Braunton and beyond. The lawned garden leads to a vegetable space. At the the bottom of the garden is a good size gym/ office which is ideal to work from home.

We highly recommend a full viewing in order to appreciate this very comfortable home which offers a pleasing and relaxing atmosphere. The views are breathtaking and these can be fully admired from the front rooms especially the comfort of the living room, or the hot tub and the deck which could be througout the year!!

Services
All Mains Connected

Council Tax band
D

EPC Rating
D

Tenure
Freehold

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





The property is situated in the very sought after Down Lane location of Braunton and enjoys breathtaking southerly views. A viewing is essential to fully appreciate the wonderful panorama on offer. Down Lane is situated to the very edge of Braunton so the house overlooks fields to the rear, and access to the village centre is still convenient.

The village is considered to be one of the largest in the country and caters well for its inhabitants with an excellent range of amenities including primary and secondary schooling, medical centre, public houses, churches and a good number of local shops. There is also Tesco's and Cawthorne's store, whilst approximately 3 miles to the west are the sandy beaches at Croyde and Saunton. These are a mecca for surfing enthusiasts and renowned throughout the world. Saunton also offers an excellent golf club with two championship courses.

There is a regular bus service which connects to Barnstaple, the regional centre of north Devon, approximately 5 miles to the east. Here a wider range of amenities can be found including The Queens Theatre, a brand new leisure centre, covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There are further super stores on offer whilst The North Devon Link Road provides a convenient route to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter in the south and this picks up a direct route to London.

In all this is a tremendous opportunity to acquire a home for a growing family in a superb position and which can be occupied very quickly.



Room list:

Entrance Porch & Hall

Living Room
5.52 x 3.34 (18'1" x 10'11")

Dining Area
3.28 x 3.05 (10'9" x 10'0")

Kitchen Area
3.28 x 2.42 (10'9" x 7'11")

Under Stairs Store Area
2.42 x 0.95 (7'11" x 3'1")

First Floor Landing

Bedroom 1
3.61 x 3.35 (11'10" x 10'11")

Bedroom 2
3.38 x 2.96 (11'1" x 9'8")

Bedroom 3
2.47 x 2.36 (8'1" x 7'8")

Shower Room
2.54 x 1.78 (8'3" x 5'10")

2 Off Road Car Spaces

Covered Store Area & WC

Office/ Gym
4.78 x 2.42 narr 1.87 (15'8" x 7'11" narr 6'1")

Lovely Garden & Vegetable Garden

Stunning Open Views