



Buckland, Braunton, North Devon

Guide Price £950,000

Your Logo

Buckland, Branton, North Devon

Tucked discreetly away along a private rural lane, yet within close access of Branton, Buckland Cottage is an exceptional four-bedroom detached period home of considerable character, history and charm. Believed to date back to the 17th century, this remarkable stone-built residence occupies an enchanting setting within beautifully established gardens surrounded by sloping fields, mature woodland and glorious countryside. Behind its distinctive façade lies a home of impressive scale and individuality, where centuries-old features sit alongside carefully considered modern improvements. Exposed beams and stonework, original floorboards, cast-iron fireplaces, deep window reveals and external timber shutters are complemented by a beautifully upgraded kitchen, two contemporary wood-burning stoves and stylish bathrooms. Arranged across several characterful levels, the accommodation provides 4 bedrooms, 3 bathrooms, 2 superb reception rooms and a charming kitchen/breakfast room.





The front door opens immediately into a magnificent dining room, providing an appropriately impressive introduction to the character and proportions found throughout the house. Generous enough to accommodate a substantial dining table and chairs, the room enjoys a dual aspect through windows to the front and side, while original exposed beams, brickwork and traditional timber flooring provide an abundance of period detail. A contemporary wood-burning stove forms a striking focal point and brings a warm contrast to the room's historic fabric.

A door provides access to the staircase rising through the house, beneath which are two particularly useful storage cupboards, while the accommodation flows naturally onwards into the recently upgraded kitchen/ breakfast room. Beautifully finished with Shaker-style cabinetry, the kitchen manages to feel entirely sympathetic to the age of the property whilst providing everything expected of a modern family home. A traditional butler sink and working Rayburn sit amongst generous expanses of work surface and an excellent range of base cupboards and drawers, complemented by an electric oven and induction hob. Integrated appliances include a fridge/ freezer and dishwasher, while the proportions comfortably accommodate a further table and chairs for relaxed everyday dining and breakfast. Original exposed beams continue overhead, providing a wonderful reminder of the cottage's 400-year history, while contemporary tiled flooring creates a practical finish underfoot. Storage is particularly impressive, with a



substantial walk-in pantry alongside a separate utility cupboard incorporating an additional sink, plumbing and space for a washing machine and tumble dryer, together with further storage. Doors connect the kitchen directly with both the front and rear gardens, including a charming stable door opening to a covered bin and log storage area.

The staircase from the dining room rises towards the first floor, where an arched external door set amongst exposed stonework provides another particularly attractive architectural feature. This level introduces the second of the home's principal reception rooms, alongside two bedrooms and the family bathroom. The sitting room is quite exceptional: a dramatic triple-aspect reception space characterised by beautiful feature windows, remarkably high ceilings and traditional sanded floorboards. A second contemporary wood-burning stove provides an inviting focal point, while a door opens directly into the rear garden, allowing the room to connect effortlessly with the outside space. The combination of scale, natural light, period detailing and views creates a reception room of genuine distinction. Adjoining the sitting room is a stylish family bathroom, arranged with a four-piece suite comprising a panelled bath, separate generous shower enclosure, WC and wash basin. Also positioned on this level is a smaller fourth bedroom, equally well suited to use as a nursery or dedicated home office, together with a superb double bedroom enjoying elevated, far-reaching views across the adjoining woodland and surrounding countryside. A deep window sill makes the

most of this beautiful outlook, while exposed brickwork, original floorboards and a cast-iron fireplace retain the room's wonderful period character. There is also useful built-in storage beneath the second-floor staircase and a stylish en suite shower room comprising a large shower enclosure, WC, wash basin and heated towel rail.

Continuing upwards, another beautiful feature window illuminates the half landing before the staircase reaches a further substantial double bedroom. Once again, period character is abundant, with an original cast-iron fireplace and bespoke timber window shutters, while storage has been cleverly incorporated above the staircase. A magnificent window frames another elevated countryside panorama, making the ever-changing landscape almost feel part of the room itself. A final half-flight of stairs culminates in the principal bedroom suite, occupying the uppermost level of the house and providing a wonderfully private retreat. The substantial bedroom enjoys another triple aspect, incorporating two Velux windows and a Juliet balcony, from which differing perspectives can be enjoyed across both the gardens and surrounding countryside. A freestanding roll-top bath positioned within the bedroom creates a particularly indulgent feature, perfectly suited to the individuality of the property, while a separate cloakroom-style en suite provides a WC, wash basin and heated towel rail. It is a memorable conclusion to an interior where virtually every level, window and room reveals something different.



Buckland Cottage occupies grounds extending to just under a quarter of an acre and is approached along a privately owned rural lane, immediately establishing the peaceful and secluded atmosphere of the property. Opposite the pedestrian entrance is a convenient lay-by providing parking for two vehicles, with further gated vehicular parking available within the grounds. A pedestrian gate opens into the enchanting front garden, where a gently curving brick-paved pathway winds towards the front door. Mature, beautifully maintained shrubs and colourful planting flank the approach, while a neatly kept lawn and further established borders provide an attractive foreground to the uninterrupted outlook across neighbouring sloping fields and woodland. The result is a wonderfully private and picturesque entrance, with the traditional external timber shutters adding yet another layer of character to the stone elevations of

environment for children and pets. Mature wisteria, established shrubs, colourful planting, raised beds and small trees soften the boundaries and provide changing colour and interest throughout the seasons. At the upper end, double gates open onto a gravelled area providing additional parking for a further vehicle. Two substantial brick-paved terraces create excellent spaces for outdoor entertaining. The first occupies an open position and lends itself perfectly to alfresco dining, summer gatherings or recreational use. Alongside it is a superb covered entertaining area, allowing the garden to be enjoyed well beyond the height of summer. This impressive outdoor area incorporates ample space for a large dining table and chairs alongside a purpose-built outside kitchen, complete with work surfaces, traditional butler sink, storage cabinetry and built-in Calor gas barbecue. Outside lighting and power complete what is an outstanding setting for entertaining family

Braunton itself lies immediately alongside the North Devon Coast National Landscape (formerly designated an Area of Outstanding Natural Beauty), placing some of the region's most breathtaking scenery within easy reach. Exmoor National Park is also readily accessible, renowned for its sweeping moorland and pasture, deep wooded combes and valleys, and dramatic coastline. The National Park offers a wealth of country pursuits, including hunting, shooting and fishing, and is particularly popular with walkers and horse riders. Closer to home, Braunton Burrows is easily accessible and provides endless opportunities for walking and exploring across England's largest sand dune system, with more than 1,000 hectares of remarkable landscape to discover – ideal again for walkers, runners and family days out. The Tarka Trail is also within easy reach, providing a predominantly flat and wonderfully

leisure and shopping facilities, together with the historic Pannier Market and North Devon District Hospital. From Barnstaple there is convenient access to the North Devon Link Road, connecting with Junction 27 of the M5 in approximately 45 minutes. Tiverton Parkway also provides regular mainline rail services to London Paddington, with journey times of just over two hours.

- Age - **Early 17th Century**
- Tenure - **Freehold**
- Heating - **Oil central heating**
- Drainage - **Private drainage**
- Windows - **Mostly double glazed**
- Council Tax - **Tax band A**
- EPC Rating - **Current - E/39 / Potential - B/88**
- Nearest Primary School - **Caen Primary School (approx. 0.9 miles/>5 minute drive)**
- Nearest Secondary School - **Braunton**







