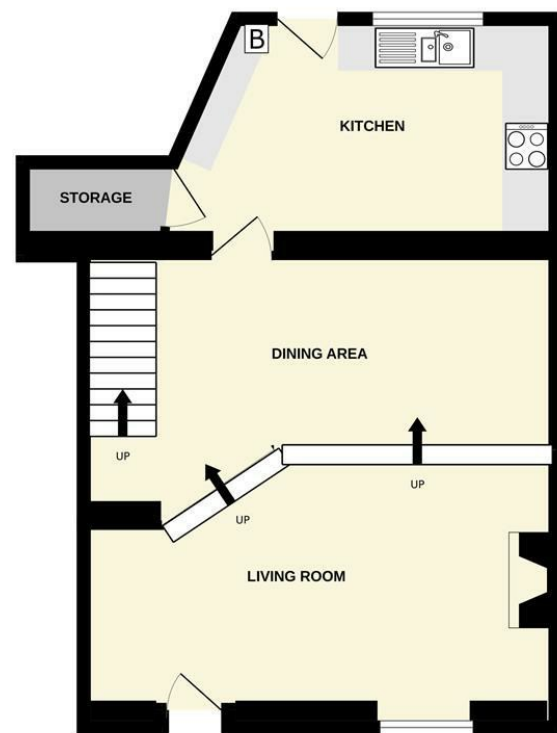
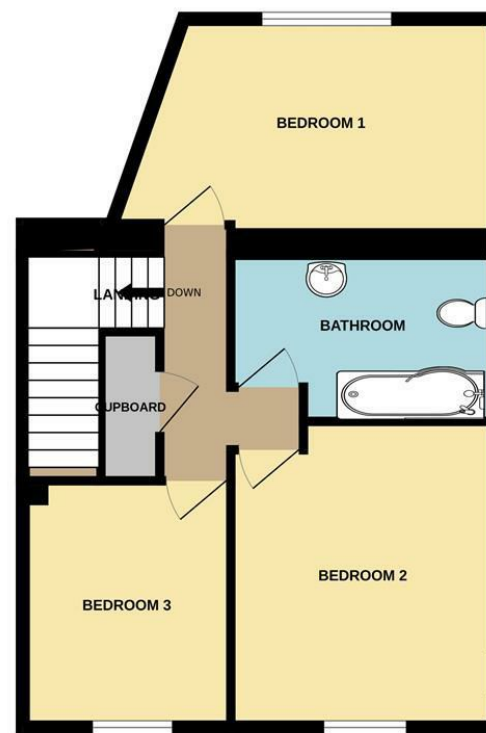


GROUND FLOOR  
520 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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 take the A361 to Braunton. Carry on right through to the centre of Braunton. The crossroads and traffic lights, turn right into East Street. Carry on up and the property will be found about 150 yards up on the right hand side.

Looking to sell? Let us  
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for free!

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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## Super Character Home In Central Location

Hawthorne Cottage, 8 East Street, Braunton, EX33 2EA

Asking Price

**£299,950**

- 3 Bedrooms, Family Bathroom
- Private Rear Courtyard
- Very Convenient Location
- Lovely Split Level Living Room
- UPVc Double Glazing, Gas C/H
- No Onward Chain
- Kitchen With Store Room
- Many Character Features
- EPC: C



Room list:

**Overall Living Room Size**  
5.96 x 5.64 (19'6" x 18'6")

**Kitchen**  
4.36 narr 3.94 x 3 (14'3" narr 12'11" x 9'10")

**First Floor Landing**

**Bedroom 1**  
5.04 narr 3.94 x 3.06 (16'6" narr 12'11" x 10'0")

**Bedroom 2**  
3.78 narr 3.20 x 3.05 (12'4" narr 10'5" x 10'0")

**Bedroom 3**  
3.10 x 2.62 (10'2" x 8'7")

**Family Bathroom**  
3.12 x 1.72 (10'2" x 5'7")

**Private & Sunny Rear Courtyard Garden**

Hawthorne Cottage offers a wonderful opportunity to acquire a very comfortable and deceptive 3 bedroom character home. The property is in a very good location and is offered for sale in good order whilst also offering no onward chain. Therefore, this can occupied with the minimum of delay. East Street is an attractive area of the village which comprises individual houses and cottages, interspersed with the occasional bungalow.

The rooms are bright and spacious with the the benefit of gas central heating and UPVc double glazing. The split level living room is particularly comfortable and has painted ceiling beams and a central vertical beam. The lower part is the sitting room area with an attractive fireplace which has an inset living flame gas fire with brick arch over, exposed stonework either side and a tiled hearth. The sash style window has a seat below and exposed stonework. The dining area connects to the kitchen at the rear. This offers good work top space and a very useful, good size walk in store cupboard. There is easy to maintain tiled flooring and wall cupboards with underlighting. A stable door opens out to the rear courtyard garden.

To the first floor there is a cupboard on the landing, 3 bright and spacious bedrooms and the family bathroom. This is well appointed with a white 3 piece suite and a shower bath. To the rear of the property is a private courtyard garden which catches a good degree of sunshine.

This lovely property is sure to appeal to those looking for a character family home close to the village centre and its amenities. Alternatively, it will make for a n easy to run lock up and go holiday home. We recommend a full viewing at the earliest opportunity to appreciate what the property has to offer and to avoid disappointment.

Services

All Mains Connected

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Viewings

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

