



TOTAL FLOOR AREA: 1267 sq.ft. (118.3 sq.m.) approx.  
While 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.  
Made with Intergraph CADSDR



**Superbly Presented Home 'Enjoys Fine Panoramic Views'**

Crownhill Down Lane, Braunton, EX33 2LE

**£499,950**  
Asking Price

- Immaculate Family Home
- Bathroom & Shower Room
- Good Parking & Garage
- Stunning Far Reaching Views
- 2 Reception Rooms & Sun Room
- VIEWING IS ESSENTIAL
- Kitchen & Utility Room
- Gardens Front & Rear
- EPC: C

**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 Hillview. At the top, bear right which takes you up and around into East Hill. Carry on and down and Down Lane will be on the left hand side. Carry on up and around and Crownhill is on the left hand side.

**Looking to sell? Let us value your property for free!**  
Call 01271 814114  
or email braunton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.  
Our company registration number is 04753854 and we are registered in England and Wales.



## Room list:

### Entrance Hall

### Sitting Room

4.25 x 3.90 (13'11" x 12'9")

### Dining Room

3.04 x 2.84 (9'11" x 9'3")

### Kitchen

3.14 x 2.50 (10'3" x 8'2")

### Utility

1.91 x 1.47 (6'3" x 4'9")

### Shower Room

1.68 x 1.48 (5'6" x 4'10")

### Rear Porch

### First Floor Landing

### Bedroom 1

3.95 x 3.34 (12'11" x 10'11")

### Bedroom 2

3.37 x 2.81 (11'0" x 9'2")

### Bedroom 3

2.85 narr 1.85 x 2.98 (9'4" narr 6'0" x 9'9")

### Bathroom

2.85 x 1.64 (9'4" x 5'4")

### Lawn Front Garden With Patio

### Rear Garden With 2 Level Decking & Summer House

### Garage

5.03 x 2.43 (16'6" x 7'11")

### Off Road Parking Spaces

We are delighted to bring to the market 'Crownhill', a lovely 3 bedroom semi detached house, which is situated to the very edge of Braunton. On offer are the most wonderful, far reaching panoramic views over the village, to the estuary and the confluence of the Taw and Torridge Rivers and around to Bideford Bay. These views cannot be interrupted by any future development.

The present owner has thoughtfully extended the accommodaton to offer what is now an ideal home for a growing family. Furthermore, it has been improved and maintained to the highest of standards and any buyer can be confident in purchasing a home which can be occupied with the minium of fuss and bother. There are many features including attractive doors, some stripped floors and attractive wood burner to the sitting room with slate harth and mantle. Only when viewed can the quality be fully appreciated.

The rooms are bright and flow well with the benefit from gas central heating and UPVc double glazing, furthermore, being south facing, there is excellent potential to fit solar panels. There is a good size hall and a a sittiing room which opens to the sun room. This takes in the whole view from the full picture window. The velux windows and French doors let the light flood in. This is a very relaxing room which is ideal throughout the year. From the sitting room is the dining room which then leads to the well fitted kitchen. There is a very usefull utility, porch and shower room.

To the first floor is the landing, 3 bedrooms and well appointed bathroom. Subject to the necessary planning, there is potential to extend into the roof with access from bedroom 3. There is space for 2 bedrooms or a large bedroom with en suite. The view would be tremendous!

The house stands on a good size plot with lawn front garden and a good size patio area immediatley to the front of the house; an ideal place to enjoy a morning coffee, an evening tippie or an al fresco meal. The rear garen is tiered on 3 levels and mainly laid to decking. There is a summer house and it backs on to open fields. To the front is offroad parking for 2/3 cars and a garage with power and light.

It is without hestiation that we suggest a full viewing is undrtaken at the earliest opportunity in order to avoid disappointment... but be quick on this one!!!

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.

## Services

All Mains Connected

## Council Tax

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment through

Phillips, Smith & Dunn  
Braunton branch on  
01271 814114

