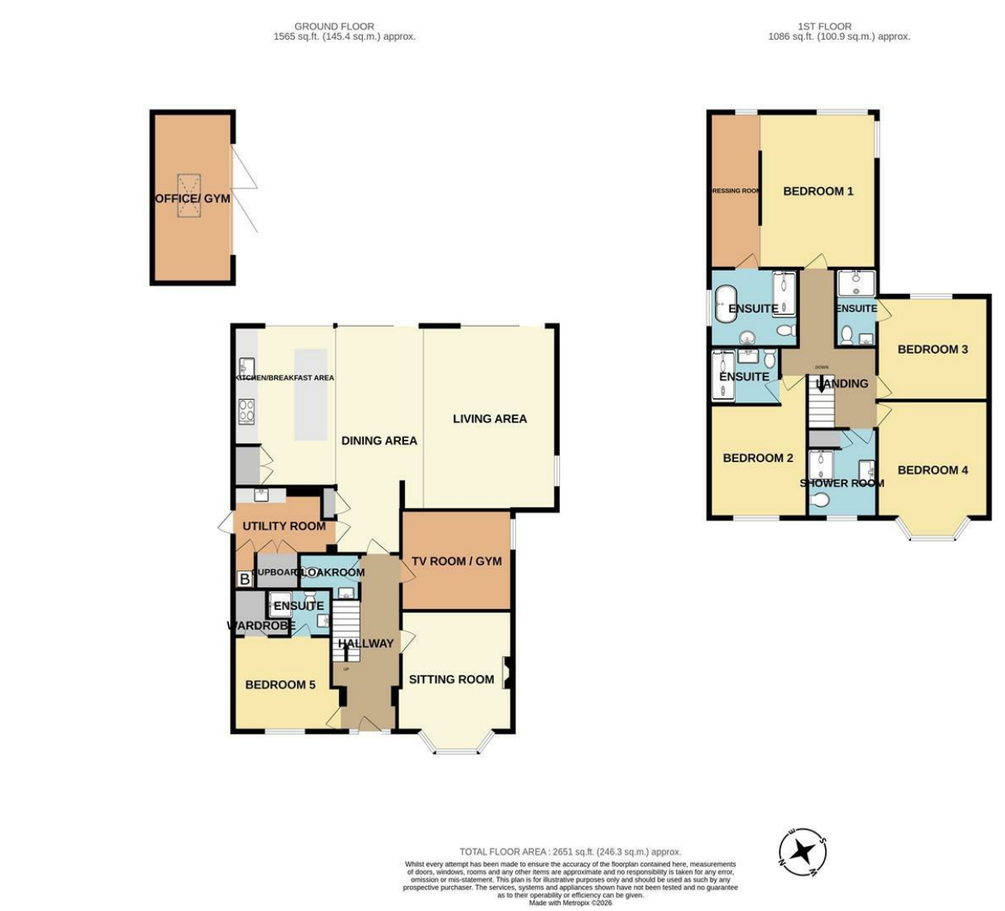


Directions

From Barnstaple proceed along the A361 to Braunton, continue to the centre of the village and turn left at the traffic lights signposted to Saunton & Croyde. Continue along this road for approximately 5 miles towards the centre of Croyde. Proceed and pass Down End car park and a little further on the property will be found on the right hand side with our For Sale board erected.

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

Call 01271 814114

or email braunton@phillipsland.com

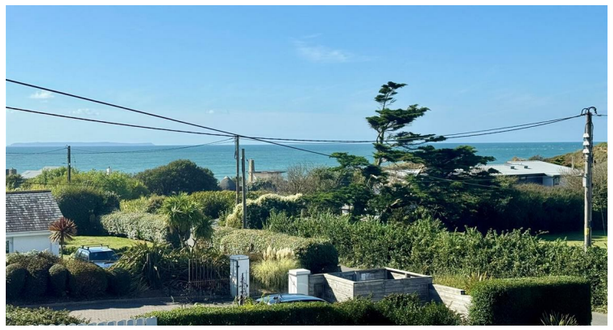
These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in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

PhillipsSmith&Dunn
Buy. Sell. Let.

We value your property







Superb Contemporary Home Close To Beach

Dunedin Down End, Croyde, Braunton, EX33 1QE

Asking Price

£1,500,000

- Impressive Detached Residence
- Comfortable Sitting Room & TV Room
- Views To The Sea & Over Countryside
- Oil Central Heating & Solar
- Large Open Plan Kitchen Living Space
- Garage & Ample Parking For Many Cars
- 5 Double Bedrooms & 5 Bathrooms
- Office/ Gym, Large Entertaining Patio
- There Is NO ONWARD CHAIN





Occasionally, a property comes to the market which offers much in the way of location, style and space. Dunedin is one of these homes. The present owners have spent 15 years transforming a detached 1930's house into a home offering stylish contemporary living which demands a full viewing to really appreciate what the house has to offer.

The mix of 1930's style flowing into modern architechure, combine effortlessly. Stepping through the front door of the original front elevation takes you straight into the open, airy rooms with bright, clean lines and which are exceptionally well presented throughout. The property occupies a highly sought after position in Down End which is within an easy walk of the renowned surfing beach at Croyde Bay.

Deceptive from the front, the property has been substantially extended to the rear to create bright, spacious and versatile accommodation, enjoying lovely views across the countryside to the rear along with a front outlook towards the sea. However, the real highlight of the home is the superb open plan kitchen, dining and living space with underfloor heating. This is the real hub of the house and is over 11 meters wide featuring a large central island and impressive floor-to-ceiling sliding doors which frame the rural outlook and which open directly onto the large patio. The kitchen features quartz worksurfaces & splash backing and a large central island with breakfast bar. The extensive units include double larder cupboard and built in appliances including a level vented halogen hob. Further ground floor accommodation includes a comfortable sitting room with a bay window, separate TV room, useful utility room, cloakroom and a fifth bedroom with its own en suite. This then provides excellent flexibility for guests or multi-generational living.

To the first floor, the impressive principal bedroom enjoys a super double aspect which allows ample light to flood in and far-reaching views over the countryside. The room benefits from a stylish, 4 piece en suite with bath tub with waterfall tap, whilst a full length, walk-through dressing room offers plenty of space and also benefits from the view. There are three further double bedrooms, two of which also have en suite facilities. The family shower room is a good size and very well appointed.

Outside, the generous rear garden is another excellent feature, with a large patio providing the perfect space for outdoor dining and entertaining. There are raised shrub, herb beds and twisted stem bay trees. Steps rise to a lawned garden which backs directly onto open fields giving it a lovely rural feel. The substantial detached office/gym has a roof lantern and bi-folding doors opening out onto the patio. This provides a fantastic additional space for home working, fitness or leisure. The property benefits from oil central heating and solars which run the house. There is an attached garage together with ample off-road parking for numerous vehicles to the front of the house

This beautifully appointed and highly versatile family home occupies an enviable position to the edgge of this choice coastal village. In order to really appreciate what Dunedin has to offer, it has to be viewed. You will not be disappointed!

Services

Mains Water, Electric & Drainage.
Oil Central Heating

Council Tax band

F

EPC Rating

D

Tenure

Freehold





Dunedin offers very easy access to the superb surfing beach of Croyde Bay: a mecca for surfing enthusiasts and renowned throughout the world. Croyde has a strong sense of community, The Village Hall hosts the Deck Chair Cinema, theatre productions, live music and yoga classes. There are three highly popular pubs, cafes, ice cream parlours and restaurants (New Coast Kitchen is a foodies heaven). However, don't forget the all important Post Office and very useful corner shop .

Croyde is renowned as one of the region's most visited holiday destinations, driven by the sandy bay and excellent surfing. Close by is the larger beach at Saunton where there is also the acclaimed Saunton Golf Club with its two championships courses.

Braunton village is under 5 miles to the east and connected by a regular bus service. Here there are an excellent range of amenities to cater for everyday needs including Tesco's and Cawthorne Stores, medical centre, public houses, churches, coffee shops and a good number of local shops and stores. Barnstaple, the regional centre of north Devon, is 5 miles from Braunton and provides further social amenities including the brand new North Devon Leisure Centre, Queens Theatre and Cinema. There is good covered shopping in the town centre ate Green Lanes and a wide choice of super stores at Roundswell.

The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 and the Tarka Rail Line connects to Exeter which picks up the main London Paddington route.
All this means that every requirement is met for holiday makers or those who wish to live in the village full time.

Room list:

Entrance Hall With Cloakroom

Impressive Kitchen/ Dining /Living Space
11.35 x 6.69 narr 5.19 (37'2" x 21'11" narr 17'0")

Sitting Room
4.49 into bay x 3.60 (14'8" into bay x 11'9")

TV Room
3.56 x 3.29 (11'8" x 10'9")

Bedroom 5 With Walk in Wardrobe
3.32 x 3.10 (10'10" x 10'2")

En Suite Shower

Utility Room
3.10 x 2.16 (10'2" x 7'1")

First Floor Landing

Main Bedroom
5.35 x 3.87 (17'6" x 12'8")

En Suite Dressing Room
5.35 x 1.66 (17'6" x 5'5")

Lovely En Suite Bathroom
2.85 x 2.53 (9'4" x 8'3")

Bedroom 2
3.67 x 3.34 (12'0" x 10'11")

En Suite Shower
2.37 x 1.83 (7'9" x 6'0")

Bedroom 3
3.60x 3.32 (11'9"x 10'10")

En Suite Shower
2.83 x 1.22 (9'3" x 4'0")

Bedroom 4
4.6 into bay x 3.61 (15'1" into bay x 11'10")

Family Shower Room
2.89 x 2.25 (9'5" x 7'4")

Attached GARAGE & Ample Parking

Very Generous Patio Space & Steps Up To Lawn

Office/ Gym
5.60 x 2.63 (18'4" x 8'7")

