

GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



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1331 sq.ft. (123.7 sq.m.) approx.



TOTAL FLOOR AREA: 1984 sq.ft. (184.3 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 IntelliMap 12/2016.



## Spacious Home In Highly Favoured Cul de Sac

Asking Price

2 Lower Cleave Willoway Lane, Braunton, EX33 1AS

**£725,000**

- Wonderful Far Reaching Views
- Gas Heating, Solars & D/G
- NO ONWARD CHAIN
- 4 Bedrooms, 2 Receptions
- Kitchen/Breakfast Rm, 2 Bathrooms
- Splendid Family Home
- Double Garage & Parking
- Very Good Size Gardens
- EPC: An Impressive Band B

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

Call 01271 814114

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

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## Room list:

**Entrance Porch & Hall**

**Bedroom 4/ Study**  
3.58 x 2.94 (11'8" x 9'7")

**Upper Ground Floor Landing**

**Living Room**  
6.65 x 5.03 narrows to 3.89 (21'9" x 16'6" narrows to 12'9")

**Dining Room**  
3.40 x 3.10 (11'1" x 10'2")

**Kitchen/ Breakfast Room**  
6.17 x 3.07 (20'2" x 10'0")

**Inner Hall With Storage**

**Bedroom 1**  
4.47 x 3.27 (14'7" x 10'8")

**En Suite Bathroom**  
2.09 x 1.64 (6'10" x 5'4")

**Bedroom 2**  
3.34 x 3.26 (10'11" x 10'8")

**Bedroom 3**  
3.34 x 3.67 narrows to 3.37 (10'11" x 12'0" narrows to 11'0")

**Family Bathroom**  
3.01 x 2.30 max (9'10" x 7'6" max)

**Integral Double Garage**  
7 x 5.95 (22'11" x 19'6")

**Off Road Parking To The Front**

**Lovely Rear Gardens With Super Views**

We are delighted to offer for sale this fabulous detached split level modern home which offers NO ONWARD CHAIN and STUNNING FAR REACHING VIEWS over Braunton, The Great Field, The Burrows and on to the coast and the ocean beyond. A full viewing is ESSENTIAL to fully appreciate the fine position the property sits in.

Thought to have been constructed in the 1980's with cavity construction the property has pleasing rendered elevations with some exposed brick reveals all under a concrete tiled roof. There is the benefit of gas central heating, uPVC double glazing and solar panels. This makes the property very easy and economic to run.

There is access from the front of the property, on the lower ground floor and to the side from the upper ground floor level. The rooms flow nicely throughout, with an entrance porch and hall. To the lower ground floor is the 4th bedroom, which is currently used as a study, whilst there is an integral double garage which has a door to the hall. From here stairs take you to the upper floor hall and into the large living room. This bright room has a gas fire and access out onto the balcony from where there are breathtaking views. The dining room connects to the large kitchen/breakfast room. The inner hall boasts fabulous storage and the main bedroom has extensive wardrobe space and also access onto the balcony. Further, there is an en suite bathroom. The 2 further bedrooms are both double and there is a family bathroom.

To the front is off road parking and a raised garden area laid to shrubs for easy maintenance. Around the property is paved with a side seating area with summer house; a lovely area to enjoy a morning coffee or evening drink. The rear garden is an ideal size for a keen gardener and it slopes up and away from the property. There is a private patio area with a pergola and so ideal for BBQ's and entertaining. A grass lawn then sweeps around and up to the top garden which has well stocked flower beds and backs onto light woodland. The views at the top are absolutely outstanding and there is a seat from where you can really enjoy the panoramic vista.

Properties of this nature and location are always in demand and at a premium. We unhesitatingly recommend a viewing at the earliest opportunity to fully appreciate what the property has to offer and avoid disappointment.

Situated off Willoway Lane is Lower Cleave a cul-de-sac of modern properties which are always in very good demand. Situated to the western side of Braunton village means there is an easy level drive to the sandy beaches of Saunton & Croyde approximately 3 & 5 miles away. These beaches are renowned internationally and offer excellent surfing facilities. Saunton also offers the renowned golf course with its two championship courses. Braunton Burrows can be seen from the property. This is an AONB and is excellent for exercise and dog walking. The sand dune system is the largest in England and forms part of the UNESCO North Devon Biosphere.

The village centre is a short distance away and here there are an excellent range of amenities including good primary and secondary schools, medical centre, public houses, restaurants and a Tesco Superstore. Close by is the family run Cawthorne's Store and also a good number of local shops and stores. The village is ideally positioned with access, not only to the coast, but also to the South West Coast Path and the Tarka Trail which offer many miles of delightful estuary walks to Barnstaple.

This is the main North Devon town and is approximately 5 miles to the east, connected by a regular bus service. There are a wide range of amenities available including covered town centre shopping at Green Lanes and out of town shopping at Roundswell with further super stores. Social facilities include a new leisure centre, The Tarka Tennis Centre, tenpin bowling, a cinema and The Queens Theatre.

The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 whilst the Tarka Train Line connects to Exeter in the South which picks up the London route to Paddington.

## Services

All Mains Connected

## Council Tax

F

## EPC Rating

Band:

## Tenure

Freehold

## Viewings

By appointment via the Braunton office. Call us on (01271) 814114

