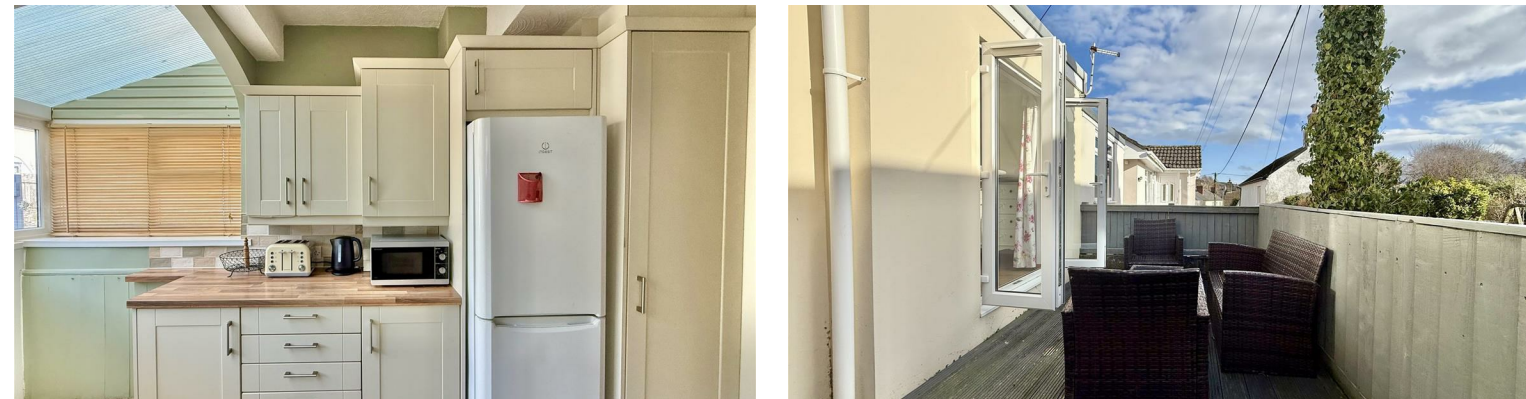


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 proceed along the A361 to Braunton. At the crossroads and traffic lights in the centre of Braunton turn left, sign posted to Saunton and Croyde. Continue along Caen Street and take the left into First Field Lane, follow along towards the end of the road and take a left into Mill Stile. You can park in the parking space.

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

Call 01271 814114

or email braunton@phillipsland.com

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### A Lovely 4 Bedroom End Terrace With Parking

Guide Price

**£310,000**

6 Mill Stile, Braunton, EX33 1EN

- 4 Bedroom End Terrace With Off Road Parking
- Sunny Decking Area
- Income Potential Or Dependant Relative Annexe
- Good Size Living/Dining Room
- Short Walk To Village Centre
- L Shaped Kitchen
- Enclosed & Private Courtyard Garden
- NO ONWARD CHAIN!
- EPC: D



## Room list:

### Entrance Hall

**Living/Dining Room**  
6.67 x 3.13 (21'10" x 10'3")

**Kitchen**  
4.15 max x 3.56 (13'7" max x 11'8")

**Bedroom 1**  
3.50 x 3.15 (11'5" x 10'4")

**Bedroom 2**  
3.15 x 3.02 (10'4" x 9'10")

**Bedroom 3**  
2.40 x 1.81 (7'10" x 5'11")

**Shower Room**  
1.79 x 1.37 (5'10" x 4'5")

**Downstairs Bedroom 4**  
3.29 x 2.32 (10'9" x 7'7")

**Downstairs Bathroom**  
2.14 x 1.86 (7'0" x 6'1")

### Off Road Parking

Situated in a very pleasant and tucked away position the property enjoys a convenient and level walk to the village centre. Here there is an excellent range of amenities being within a short stroll, furthermore, there is a bus stop close by which connects to the sandy beaches at Saunton & Croyde which are approximately 3 & 5 miles to the west. At Saunton there is also the renowned golf club with its two championship courses.

Braunton is a good sized village which caters well for its inhabitants including primary and secondary schooling, churches, public houses, medical centre and a good number of local shops and stores. These include the family run Cawthorne's Store which is most conveniently located. To the edge of the village there is a Tesco Store being out of the A bus service also connects to Barnstaple, the regional centre of North Devon approximately 5 miles to the south east and here a wider range of amenities can be found including the North Devon Leisure Centre and Queens Theatre. Covered shopping is in the town centre at Green Lanes whilst there is out of town shopping at Roundswell.

There is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter to the south and this picks up the direct route to London Paddington.



\*A Short Walk Away!



Welcome to 6 Mill Stile, a well-presented four-bedroom end-terrace home, quietly tucked away yet just a short stroll from Braunton Village Centre. With the benefit of off-road parking, this property would make an ideal family home. Offered to the market with NO ONWARD CHAIN, the vendors are also open to separate negotiations for the majority of the furniture.

Approached from the River Caen, the property enjoys an attractive front elevation and a welcoming decked seating area. Upon entering, there is a spacious entrance porch providing practical storage for coats and shoes. To the left, a bright and generously sized living/dining room features an attractive fireplace with a wood-burning stove, creating a warm and inviting space. This flows through to an L-shaped kitchen extension at the rear, which benefits from direct access to a private, enclosed courtyard, as well as off-road parking to the rear.

The first floor offers two good-sized double bedrooms, along with a third bedroom ideal as a single room or home office. A modern three-piece shower room completes the upstairs accommodation.

To the ground floor, just off the entrance hall, is a fourth bedroom with French doors opening onto the decking, along with a separate three-piece family bathroom. This section of the house also benefits from underfloor heating and has the potential to be separated to create income potential, thanks to its own entrance hall.

An early viewing is highly recommended to fully appreciate the versatility and location of this charming home.

## Services

All Mains connected

## Council Tax band

B

## EPC Rating

D

## Tenure

Freehold

