58 South Street

STAGS

58 South Street

Braunton, Devon, EX33 2AN

Braunton village centre - walking distance. North Devon's beaches - within easy reach

An immaculately presented period house, in the centre of a sought-after village

- Stylishly renovated
- Entrance Hall, Sitting Room
- Kitchen, Utility Room
- 2 Bathrooms, Garden
- Level walk to village centre
- Deceptively spacious
- Dining Room, Pantry
- 5 Double Bedrooms
- Off street parking, Garage
- Freehold. Council Tax Band C

Guide Price £495,000

SITUATION AND AMENITIES

In a convenient location within walking distance of Braunton village centre. Braunton is considered to be one of the largest villages in England and offers a good range of shopping facilities and amenities providing for day to day needs as well as a Tesco supermarket and both primary and secondary schools. The village is also ideally placed for easy access to the safe, sandy, surfing beaches at Croyde, Saunton and Woolacombe Bay which are approximately 5 miles to the west. Barnstaple, the regional centre, is approximately 6 miles to the south east and houses the areas main business, commercial, leisure and shopping venues. Live theatres are accessible at Barnstaple and Ilfracombe, whilst other sporting and leisure pursuits are close at hand including golf at Landkey, Ilfracombe, Saunton and Westward Ho!. Fishing and boating can be enjoyed on the Rivers Taw & Torridge. Exmoor is within easy reach to the north east and there is access at Barnstaple to the North Devon Link Road leading through to Junction 27 of the M5 whilst Barnstaple railhead provides a link to the National Railway System as well as to Exeter. Tiverton Parkway is about an hour by car from where London Paddington can be reached in a further 2 hours.

DESCRIPTION

58 South Street is a character residence which presents elevations of painted render beneath a slate roof. We understand that the original core of the property dates from around 1848 but has been stylishly renovated during the vendors' tenure. The improvements are of a high standard and including - but not limited to - slate flooring and work surfaces and underfloor heating in the kitchen. The tastefully modernised and well presented accommodation is arranged over three storeys and includes;

ACCOMMODATION

GROUND FLOOR

Wooden door opening into ENTRANCE HALL with picture rail, slate flooring, radiator, understairs storage. Door through to SITTING ROOM with 12 pane sash window to front elevation with plantation shutters, fireplace with log burner, stone surround and slate hearth, with bookshelves and storage either side of the chimney breast, picture rail and slate tiled flooring. DINING ROOM a spacious dining space, fireplace with tall log burner, wooden Bressummer beam above, double glazed wooden doors opening onto the courtyard garden, double glazed sash windows to either side, slate sill, picture rail and large tiled slate flooring. Stairs to FIRST FLOOR with storage to one side and door through to KITCHEN with PANTRY off, butler sink and space for wine cooler/fridge, locally handmade kitchen with slate worktops and storage below, space for dishwasher, tall fridge/freezer and a large dresser, double Belfast sink with window above overlooking the COURTYARD to the side, space for large range with storage either side and slate work surface above, extractor in chimney with attractive Bressummer beam, ceramic terracotta coloured tiles with wet underfloor heating below, internal window, door through to REAR PORCH/UTILITY ROOM with windows to side and rear, door to garden, slate work surface with space for washing machine and tumble dryer. Stairs leading up to FIRST FLOOR, with coffin door to right allowing ease of movement for bulky furniture.

FIRST FLOOR

LANDING Stairs to SECOND FLOOR with window off half landing. BEDROOM 2 (currently arranged as a second living room) with window to rear elevation, built-in storage, picture rail and painted wide plank wooden flooring. BEDROOM 3 with 12 pane sash window to front elevation, again with plantation shutters, feature fireplace and space for a decent sized wardrobe or 2, picture rail, painted wide plank wooden flooring. BEDROOM 4 a spacious double room with 12 pane sash window to front elevation, plantation shutters, feature fireplace, painted wide plank wooden flooring. BEDROOM 5 with wooden double glazed window to rear elevation, painted wide plank wooden flooring. BATHROOM with opaque double glazed sash window to rear elevation, 3 piece suite comprising of a panel bath with mains fed shower over, Victorian style fittings, pedestal hand wash basin, WC, electric and mains fed towel rail, wall tiles, slate grey tiled flooring.

SECOND FLOOR

A very spacious PRIMARY BEDROOM SUITE with 2 large Velux windows to front with fantastic village and countryside views, 1 Velux window to rear with similar views but facing West, exposed roof beams, extra wide painted plank floorboards, a number of built in storage cupboards. Door through to EN-SUITE BATHROOM with large Velux window and opaque window to side, 3-piece modern bathroom suite comprising of a panelled bath with electric shower over, hand wash basin, WC, electric and mains fed towel rail, exposed beams, tiled effect linoleum flooring.

OUTSIDE

COURTYARD GARDEN - a paved area ideal for Summer BBQs, stonewall and steps up to the MAIN GARDEN which is fully enclosed with lawned area, flower beds and raised beds, gate access to REAR PARKING, a further gate leading down to the REAR PORCH with an external shower with both hot and cold running water, gate out to DRIVEWAY where there is ample off-street parking (enough for 3 cars) and a SINGLE GARAGE with up-and-over door, transparent roofing – allowing for lots of natural light and currently set up as a gym.

SERVICES

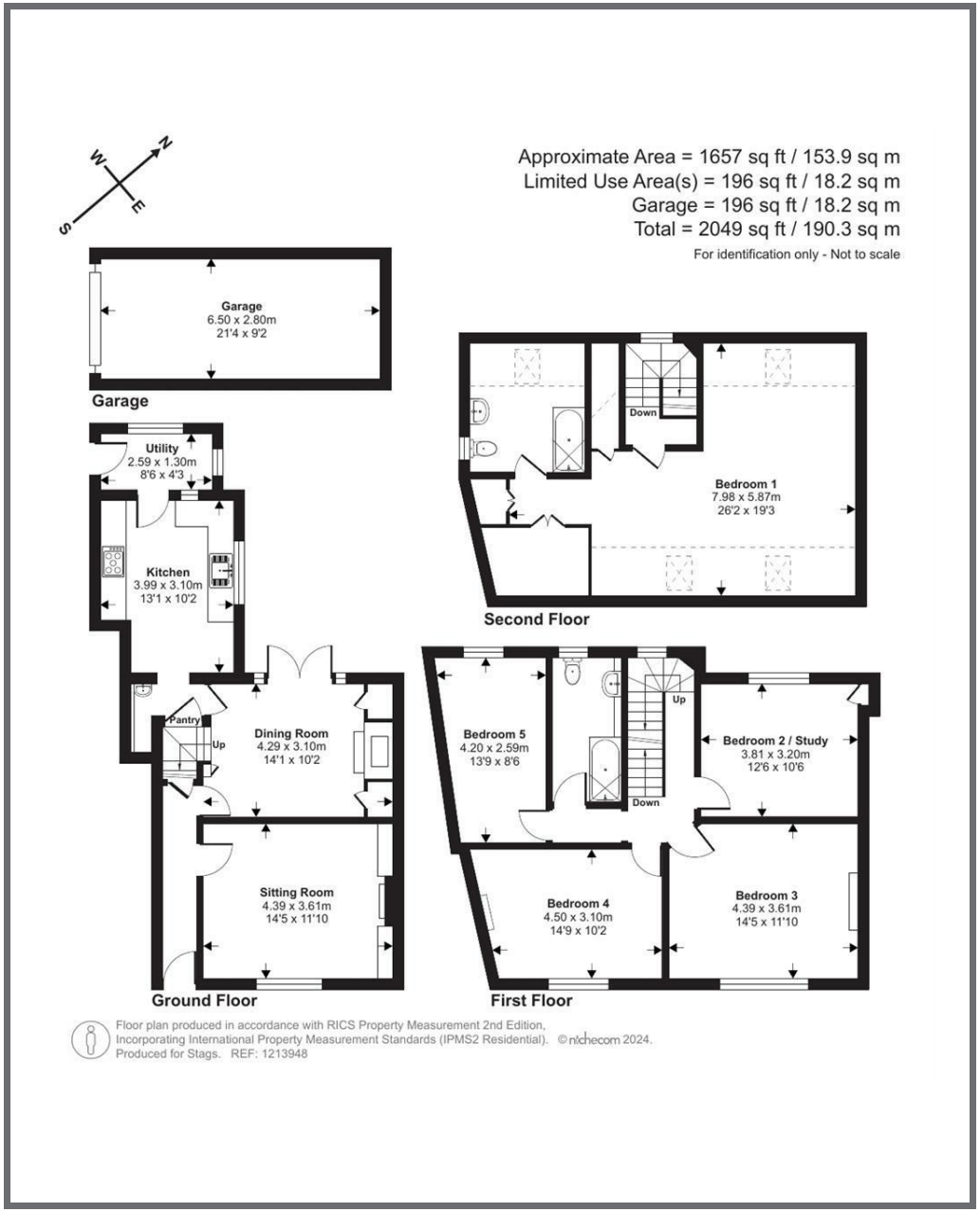
All mains connected.

According to Ofcom Superfast broadband is available in the area and mobile signal likely with all networks.

DIRECTIONS

W3W///anthems.transmits.dreamers

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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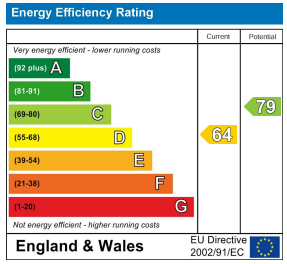

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