



BAKERS THATCH  
TOTAL FLOOR AREA: 1899 sq.ft. (176.4 sq.m.) approx.  
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 guidance 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 is given as to their operability or efficiency can be given.  
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## 4 Bedroom Medieval Former Hall House

Bakers Thatch, 38 Church Street, Braunton, EX33 2EL

Asking Price

**£685,000**

- Charming Grade II Listed Cottage
- Many Interesting & Rare Features
- 4 Bedrooms, 2 Bathrooms
- 2 Superb Reception Rooms
- Utility/Study/ Shower Room
- Lovely Kitchen & Cloakroom
- Garage & Store Offering Potential
- Delightful Gardens & 2 Car Spaces
- NO ONWARD CHAIN

### Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the centre of the village. At the crossroads and traffic lights turn right into East Street. Continue to the top of the road and take the first turning left into Church Street. Continue down to the bottom and Bakers Thatch will be found on the right hand side, just after the attractive Colonial style semis.

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or email braunton@phillipsland.com

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## Room list:

### Entrance Hall

### Sitting Room

5.46 x 3.60 (17'10" x 11'9")

### Lounge

5.06 x 4.32 (16'7" x 14'2")

### Kitchen

3.54 x 2.91 (11'7" x 9'6")

### Rear Hall & Cloakroom

### Utility/ Study & Shower

4.32 x 3.26 (14'2" x 10'8")

### Long Split Level Landing

11.17 x 1.76 (36'7" x 5'9")

### Bedroom 1

5.18 x 3.69 (16'11" x 12'1")

### Bedroom 2

4.16 x 3.61 (13'7" x 11'10")

### En Suite Shower Room

3.88 x 2 (12'8" x 6'6")

### Bedroom 3

4.53 x 3.69 (14'10" x 12'1")

### Bedroom 4/ Study

3.69 narr 1 x 2.77 narr 1.38 (12'1" narr 3'3" x 9'1" narr 4'6")

### 4 Piece Family Bathroom

3.78 x 2.25 (12'4" x 7'4")

### Workshop/Garage

6 x 5.37 (19'8" x 17'7")

### Store

3.40 x 2.87 (11'1" x 9'4")

### 2 Car Spaces

### Delightful Gardens

Bakers Thatch is a one off. Steeped in its own long history, this very spacious thatched Grade II cottage has seen many hundreds of years pass in its position to the bottom of Church Street, which was then the high street through the village. Over the years, many alterations and additions have taken place. This very well looked after and well presented home oozes charm and character. It HAS to be seen to really appreciate what it has to offer.

Originally a C15th Hall House (open, with no first floor) with the main fabric of the building even earlier than that. The owners would have almost certainly lived with their animals, there would have been a fire in the middle of the room. The smoke would have risen and dissipated through the thatch. Indeed, we have been informed that there is still smoke blackened thatch and timbers in the roof! Come the early C18th, the first floor was added and the small cottage attached was made part of Bakers Thatch which is now the kitchen and utility room.

It has been a butchers, grocers and then a bakery with evidence of the meat hooks & the 2 large windows in the sitting room. There are many features including an Inglenook fireplace, beams and stripped doors. However, the most recent find by the present owners, revealed an interesting frieze in the lounge. Its origin is unclear and it has baffled experts from the V&A. It depicts a rampant lion, fleur de lis and a vase and flower. For a character cottage the rooms are remarkably light and flow well and are to a slight split level, which adds to the charm.

The entrance hall has stairs to the first floor and leads to both the sitting room and lounge. The sitting room is very comfortable and you can see where the door to the bakery was being to the corner of the room. The double aspect lounge has a large and very attractive inglenook fireplace and the remains of the frieze over the door to the kitchen. The rear lobby has a cloakroom and a door to the very useful utility/ study with a corner shower; ideal to de- sand from a day at the beach. The first floor has a split level landing which is over 11 meters long. There are 3 double bedrooms, one with an ensuite and the smaller bedroom is 'L' shaped and ideal as a study. The 4 piece family bathroom is very well appointed with a free standing roll top bath.

The gardens are wonderful. There is a patio with pergola and this is a great area to chill and enjoy an evening drink. Steps lead up to the lawned garden where there is a maturing tree and a summer house. This area also allows you to unwind as there are lovely views over rooftops and to St. Brannock's Church and spire. A gate offers access to a good size area which is ideal for growing vegetables. There are 2 dedicated car spaces and a large store building. Attached to this is a 6 metre long workshop which offers tremendous potential for garage or ancillary accommodation - sub pp.

This is a very rare opportunity indeed and those looking for space, character and history should view Bakers Thatch as there is plenty of this on offer. However, view at your earliest convenience in order to avoid disappointment.

The property is situated in Church Street which meanders through the oldest part of the village and is now a Conservation Area. This is an attractive part of the village as properties here are all individual and they have their own distinctive character and nature.

The property is located only a few minutes walk from the village centre and close to St Brannock's Church and the Black Horse Inn. Braunton is one of the most sought after villages in the area and caters well for its inhabitants including primary and secondary schools, a medical centre and excellent number of shops, restaurants and pubs. The village is ideally located for easy access to the sandy beaches at Saunton & Croyde approximately 3 & 5 miles to the West and they are connected by a regular bus service. Saunton also offers the renowned golf club with it's 2 championship courses.

The bus route connects to Barnstaple, the regional centre of North Devon which is approximately 5 miles to the South East and here a wider range of amenities can be found. There is a brand new leisure centre, Tarka Tennis, ten pin bowling, Scott's Cinema and The Queen's Theatre. Access to The North Devon Link Road provides a convenient route to the M5 motorway, whilst the Tarka Train Line connects to Exeter in the South. and this picks up the direct route to London Paddington..

## Services

All Mains Connected

## Council Tax band

B

## EPC Rating

Exempt

## Tenure

Freehold

## Viewings

Strictly by appointment through Phillips, Smith & Dunn Braunton branch on 01271 814114

