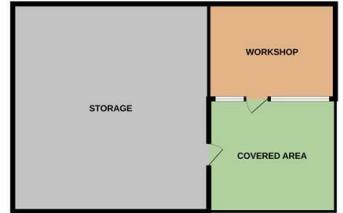


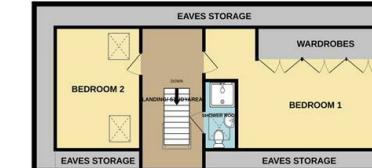
BASMENT
713 sq.ft. (66.2 sq.m.) approx.



GROUND FLOOR
1173 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 2697 sq.ft. (250.5 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 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 on the A361 to Braunton. Continue towards the centre of Braunton village and just before The Square turn right into Heanton Street. Continue to the top of the hill and then turn left and carry on straight over the button roundabout into Hilssview. At the top bear right into West Hill. Carry along this road and pass the turning into Down Lane, which is on the left. After about 200 meters you will see the pull in car space and double garage on the left. This has high block walling and to the left side a

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Family Home With Stunning Views

Velvle Down Lane, Braunton, Devon, EX33 2LE

Asking Price
£635,000

- First Time To The Market
- Family Built In The 1920's
- 3 Bedrooms, 2 Showers
- Spacious Living/Dining Room
- Double Glazing, Gas Heating
- Balcony & Superb Views
- EPC: E



Room List:

Entrance Hall	4.20 x 2.33 (13'9" x 7'7")
Open Plan Living Room & Dining	7.36 narr 4.25 x 7.34 (24'1" narr 13'11" x 24'0")
Kitchen	4.72 x 3 (15'5" x 9'10")
Breakfast Room	4.65 x 1.77 (15'3" x 5'9")
Utility Room	2.57 x 2.35 (8'5" x 7'8")
Bedroom 3	3.74 x 3.03 (12'3" x 9'11")
Bathroom	3.23 x 2.76 (10'7" x 9'0")
First Floor Landing/ Study Area	5.52 (part restricted head room) x 2.66 (18'1" (part restricted head room) x 8'8")
Bedroom 1	5.20 x 3.70 (17'0" x 12'1")
Bedroom 2	4.74 x 3.25 (15'6" x 10'7")
Shower Room	2.49 x 1.77 (8'2" x 5'9")
Sub Floor Storage Room	7.34 x 7.06 (24'0" x 23'1")
Workshop	4.67 x 3.53 (15'3" x 11'6")
Coverd Clothes Drying Area	4.80 x 4.60 (15'8" x 15'1")
Lawned Garden Area	
Double Garage	5.14 x 4.82 (16'10" x 15'9")
Parking Space To Front Of Garage	

We are delighted to offer for sale Velvue, a spacious 3 bedroom detached family house which is located in the ever popular Down Lane, which runs to the edge of and high over, Braunton and so benefits from the most outstanding far reaching and panoramic views. This is the first time the property is to be sold since it was built in the 1920's by the family in whose ownership it is still in.

The house offers no onward chain and is almost a unique opportunity for the next owners to acquire a home with space and potential. There is the benefit of gas central heating a sealed unit double glazing. The house is arranged over three floors with space to the lower ground floor to create further accommodation or a home office, The large hall is on the entry level from Down Lane and leads to the substantial open plan living room and dining room. This is a large, bright room and is the hub of the house with bi-folding doors out to the recently renewed balcony with glass balustrading. You could not get a better view from here! The wonderful vista sweeps from Heanton Village around to Velator, the estuary and Braunton and then towards Hartland. Bideford Bridge and the confluence of The Taw & Torridge are visible.

Also to this floor there is a good size kitchen which has double doors to the rear breakfast room. This leads to a useful utility room which houses the gas boiler. The ground floor shower room is a good size and has a cubicle as well as a wet area and it serves the ground floor bedroom 3. To the first floor is a good size landing which offers space as a study area. There is a second shower room and 2 large bedrooms. The main bedroom has extensive built in wardrobes and a stunning view. There is good eaves storage.

To the lower ground floor is a workshop, a covered clothes drying area and also ample under house storage. It is thought that, subject to planning and a little thought, these areas could be developed to form further accommodation for an annex or a home office. The house backs onto Down Lane, where there is just a gate but the parking and double garage fronts onto Higher Park Road. To the side of the garage is a door and steps which lead up to the garden and the house. The garden is laid to lawn and on 2 levels with a rockery. It is an easy to maintain garden space.

In all, this really is a home which although requires some upgrading, will make for a forever home such as it has been for the present family. An internal viewing is essential in order to fully appreciate the spacious rooms, potential and the wonderful views.

Services

All Mains Connected

Council Tax band

D

EPC Rating

E

Tenure

Freehold

Viewings

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

