



GROUND FLOOR  
APPROX. FLOOR  
AREA 156 SQ.FT.  
(14.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 151 SQ.FT.  
(14.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 307 SQ.FT. (28.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Charming 1 Bed Cottage Situated in Highly Desirable Coastal Village

Seashell Cottage St. Marys Road, Croyde, Devon, EX33 1PG

Asking Price

**£169,950**

- 1 Bed Cottage
- En Suite Bathroom
- Open plan Living Room with Kitchen Area
- Tucked Away Location
- Rare Opportunity
- Ideal Bolt Hole Retreat
- Patio Gardens with Views
- EPC: G

**Looking to sell? Request  
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for your property.**

Call 01271 814114

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

### Directions

From Braunton proceed from the Square sign posted to Croyde and Saunton and continue out of the Village through Saunton and into the centre of Croyde. Follow the road around into St Marys Road and at the end turn left by the The Manor House Inn and park in the road. The access is then by foot behind Devonia Cottage on the opposite side of the road. Turn right at the bottom of the path and go down the steps and the cottage is then found at the bottom to the right hand side.

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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**Room list:**

**Open plan Kitchen/Living Room**  
4.14m x 3.52m (13'6" x 11'6")

**Spiral staircase to Bedroom**  
3.76m x 3.26m into stairwell (12'4" x 10'8" into stairwell)

**En Suite Bathroom**

**Patio Garden a short distance away**

**Services**

## Description

We are delighted to offer Seashell Cottage which is a most charming 'lock up and go' cottage situated in this tucked away position but within easy access to the centre of the choice coastal village of Croyde. Although this is only a 'one up and one down' cottage we thoroughly recommend an inspection to appreciate the excellent use of space including the lovely open plan living room/kitchen. This is a bright room with tiled floor and electric panel heating, uPVC double glazed window and with spiral staircase to the first floor. There is a slim line dishwasher, twin electric hob and beam ceiling. The first floor bedroom is of good size with an en-suite bathroom having a corner bath. A short distance from the cottage is a most delightful patio garden which requires minimum maintenance and with stone seating. From here delightful views are gained over the village and to the land beyond.

This is sure to appeal to those persons seeking a small easy to run bolt hole retreat and to get away from the hustle and bustle of city life. Properties of this nature are always few and far between and therefore we recommend an internal viewing at the earliest opportunity to avoid disappointment.

## Situation

Seashell Cottage is in a very tucked away position and can be quite difficult to find when first viewed, however, it is centrally located and only a few minutes walk to the village centre. Croyde is a lovely village with superb sandy beach, which offers excellent surfing and water facilities for the avid surfer. It offers excellent pubs/restaurants, village store and is only 5 miles from the larger village of Braunton, which caters well for its inhabitants with further shops and stores, Tesco's supermarket, churches and a good number of local shops and stores. Barnstaple, the regional centre of North Devon is approximately 10 miles away and here there is access to the North Devon Link Road which provides conveneint route to the M5 motorway. Tiverton Park is a direct connection to London Paddington whilst the Tarka Rail Line connects Exeter in the South.

## Services

Mains water, electricity and drainage connected.

## Council Tax band

Band C

## EPC Rating

G

## Tenure

Freehold

## Viewings

Strictly by appointment with the Braunton branch on 01271 814114

