



GROUND FLOOR



1ST FLOOR

BAKERS COTTAGE, CHURCH STREET, BRAUNTON

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Superbly Presented 3 Bed Character Cottage

Bakers Cottage Church Street, Braunton, EX33 2EL

Asking Price

£399,950

- Charming Character Cottage
- Large Lounge Dining Room
- Modern Fitted Kitchen & Bathroom
- Double Glazing Throughout
- Gas Centrally Heated
- Splendid Garden With Terrace
- Off Street Parking & Store
- Private Tucked Away Position
- EPC: C

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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, proceed through the bollards at the top of the street and proceed down the road passing the traffic calming system, at the bottom where the road starts to bear around to the left Bakers cottage is situated directly on the right, proceed through the 5 bar gate where the property is found at the top of the lane.

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:

Entrance Porch
2.29m x 0.81m (7'6 x 2'8)

Lounge/Dining Room
7.98m x 3.66m max (26'2 x 12'0 max)

Kitchen
4.04m x 3.00m (13'3 x 9'10)

First Floor

Landing

Bedroom 1
4.04m x 3.00m (13'3 x 9'10)

Bedroom 2
3.23m max x 3.10m max (10'7 max x 10'2 max)

En Suite Cloakroom
1.83m x 0.79m (6'0 x 2'7)

Bedroom 3
2.74m x 2.64m (9'0 x 8'8)

Family Bathrom
2.62m x 1.93m (8'7 x 6'4)

Garden

Description

Bakers Cottage is a charming characterful 3 bedroom modern cottage believed to have been built approximately 22 years ago. The property is situated within a most private and tucked away position and is located in one of the oldest parts of the village being within close proximity to the parish church and within easy walking distance to the many amenities nearby. The cottage stands within a pleasant elevated position and is particularly attractive in its appearance with stone elevations under a pitched slate roof, benefiting from full PVC wood effect double glazed windows and doors and is gas fired centrally heated, therefore, having the appeal and charm of a characterful cottage whilst enjoying modern day living needs.

Briefly the internal accommodation comprises; entrance door leading into the glazed entrance porch, with attractive exposed stone walling and ceramic floor tiles, a door leads through to the spacious and charming lounge/diner with gas fire set onto a marble effect hearth with attractive tiled surround and timber mantle over, window with timber lintel above which enjoys a pleasant outlook overlooking the enclosed front garden and towards St Brannocks Church. There is ample space for a dining set with stairs which rise to the first floor and with a useful storage cupboard below. The modern kitchen breakfast room is well fitted and has ample base and wall units with ceramic floor tiles along with solid slate working surfaces with inset ceramic sink unit, incorporating integral appliances to include fridge, freezer, dishwasher and washing machine along with gas double oven, and a gas hob with glass and stainless steel extractor unit above. Whilst to the first floor there are 3 well proportioned bedrooms, one having a dual aspect with fine views overlooking the village, bedroom 2 incorporating airing cupboard with gas combination boiler (feeding domestic hot water and central heating to the property), along with a further double bedroom having en suite facility with WC and wash hand basin. The 4 piece family bathroom has been stylishly finished with large corner shower enclosure, acrylic bath with centre fill taps, WC and pedestal wash hand basin. All smartly finished with pebble effect tiled flooring and part tiled walls.

The property is approached via a driveway over which Bakers Cottage has vehicular access via a secure 5 bar gate. This leads up to a brick paved area to the front of the house which provides parking along with a useful timber storage shed. There are steps which lead up to a timber garden gate leading into the pretty front garden with pea gravel path bordered with numerous plants and shrubs, being fully enclosed with attractive stone walling. A further patio area is accessible from the entrance porch with timber fencing considered ideal for alfresco dining if desired which enjoys a high degree of privacy. Further steps lead up to the higher sun terrace which enjoys fine views. There are raised vegetable beds situated along the rear of the boundary which backs onto a private orchard, with an additional timber store covered with a rambling clematis. The garden is stocked with a wide variety of plants and shrubs and established apple tree which provides a fine focal point to the garden. With a lower section predominantly laid to lawn encompassed with further planting. A splendid garden indeed which enjoys a sunny South facing aspect, rural outlook and enjoys a high degree of privacy.

Services

All mains connected.

Council Tax band

Band D

EPC Rating

C

Tenure

Freehold

Viewings

Strictly by appointment with the Braunton branch on 01271 814114



Situation

The cottage is situated in Church Street which forms part of the Braunton old village which is now a Conservation Area. Properties here are all individual and they have their own character and nature. The property is located only a few minutes walk of the village centre and St Brannocks Church. Braunton itself is one of the most sought after villages in the area, which caters well for its inhabitants including primary and secondary schooling, medical centre and excellent number of shops, restaurants and pubs. The village is ideally located for easy access to the sandy beaches at Croyde and Saunton approximately 5 miles to the west which are connected by a regular bus service. This 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 as well as access to the North Devon Link Road which provides a convenient route to the M5 motorway. The Tarka Train line also connects to Exeter in the south.

NB: We are informed by the vendor that they require to find an onward purchase.

