



B E A C H   H A V E N





# Beach Haven

20 Hobbs Hill, Croyde, Braunton, Devon EX33 1LZ

Village centre and surfing beach within walking distance

A semi-detached house with good sized rear garden in one of North Devon's premier coastal villages

- Entrance Hall
- 4/5 Bedrooms
- 3 Bathrooms
- 3 Reception Rooms
- Kitchen/Breakfast Room
- PP to extend
- Good size rear Garden
- No Onward Chain
- Freehold
- Business Rates Payable

Guide Price £990,000

Stags Barnstaple  
30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

**Tel: 01271 322833**

**Email: barnstaple@stags.co.uk**

The London Office  
40 St James's Place  
London SW1A 1NS

**Tel: 020 7839 0888**

**Email: enquiries@tlo.co.uk**



@StagsProperty



stags.co.uk



## Situation and Amenities

Croyde and its neighbouring North Devon surfing beaches, are the nearest in the south west to London, the south east and the Midlands and only about 45 miles from the M5. The village lies on the South West Coast Path near to Baggy Point which is owned by the National Trust. It also lies within the North Devon coastal area of outstanding natural beauty. Croyde has become internationally renowned for its superb surfing beach which has hosted numerous, top ranking surfing competitions. The village is also one of the West Country's most popular areas in which to live or holiday, consistently featured in the National Press and holiday/property programmes. The village offers an eclectic mix of picture postcard cottages nestling next to contemporary homes as well as a good range of local shopping facilities and amenities. The property is ideally situated to explore the nearby beaches and coastline of Ilfracombe, Lee, Putsborough, Saunton (also with championship golf course), Woolacombe and Exmoor with its rocky coastline. The nearby larger village of Braunton provides a wide range of local amenities to include post office, banking facilities, health centre, primary school, senior school, pubs, restaurants, library and a good range of shops. North Devon's regional centre of Barnstaple is about 10 miles and houses the areas main business, commercial, entertainment and shopping venues. The North Devon Link Road can be accessed at Barnstaple and provides a link to the M5 at Tiverton, Junction 27 where Tiverton Parkway Station has a regular mainline service to London, Paddington, in just over 2 hours. The nearest airports are at Bristol or Exeter.

## Description

The property presents Marland brick elevations, with double glazed windows, beneath a tiled roof. Planning approved was granted on 17th February 2022 to extend the accommodation of the property and create an additional bedroom and bathroom in the roof space and further living space on the ground floor, for further information see the North Devon Planning portal and search under reference: 73988. The layout on the ground floor currently consists; Entrance Hall, Shower Room, Bedroom 5 or Reception Room, 'L' Shape Living Room, Kitchen/Breakfast Room, Garden Room. On the first floor are Four Bedrooms, one with an en-suite and a Family Bathroom. Outside there are gardens to both the front and rear of the property.

The property is considered ideal as a principal residence, holiday investment, second home or combination of such uses.





## Accommodation

ENTRANCE HALL with tiled floor and stairs off to first floor landing, built in under stairs storage space. DOWNSTAIRS SHOWER ROOM, tiled floor, double shower with LED lighting, electric Mira Sport shower, window to front, radiator and towel rail, dual flush close coupled WC and wall mounted hand wash basin with mixer tap. RECEPTION ROOM/BEDROOM 5 with bay window to front, stripped and varnished floorboards, Adam style fireplace with ornate fire with slate hearth and surround. L-SHAPED LIVING ROOM with sliding patio doors leading to garden, fitted carpet, ornate fireplace and archway through to KITCHEN/BREAKFAST ROOM with French doors leading out to garden room, tiled floor, shaker style kitchen units, with range of matching cupboards and drawers, double oven and grill, integrated microwave, 4 point hob with extractor over, inset ceramic sink and drainer with mixer tap, space for washing machine and dishwasher and American style fridge freezer, space for dining room table and additional island if required, Grant oil fired boiler. GARDEN ROOM with doors to three sides leading directly out to the garden. On the first floor there are four bedrooms, master with en-suite and private balcony with views over the surrounding fields and coast. Additional family Bathroom with roll top bath, close coupled wc and hand wash basin.

Outside there is a level lawned GARDEN enclosed with mature hedges and trees, generous sized SUN TERRACE and BBQ AREA further decking and raised decking with space for hot tub and views across surrounding fields towards the coast, SURFERS SHOWER and SURF BOARD STORE, gated access to side. At the front of the property is a further lawned garden with seating area and pathway with gated access out on to Hobbs Hill, enclosed area for oil tank, bins and recycling.

## Directions

From Braunton take the coastal road into Croyde Village, the property can be found on the left hand side before The Thatched pub.

What3words: //ally.samplers.alcove

## Services

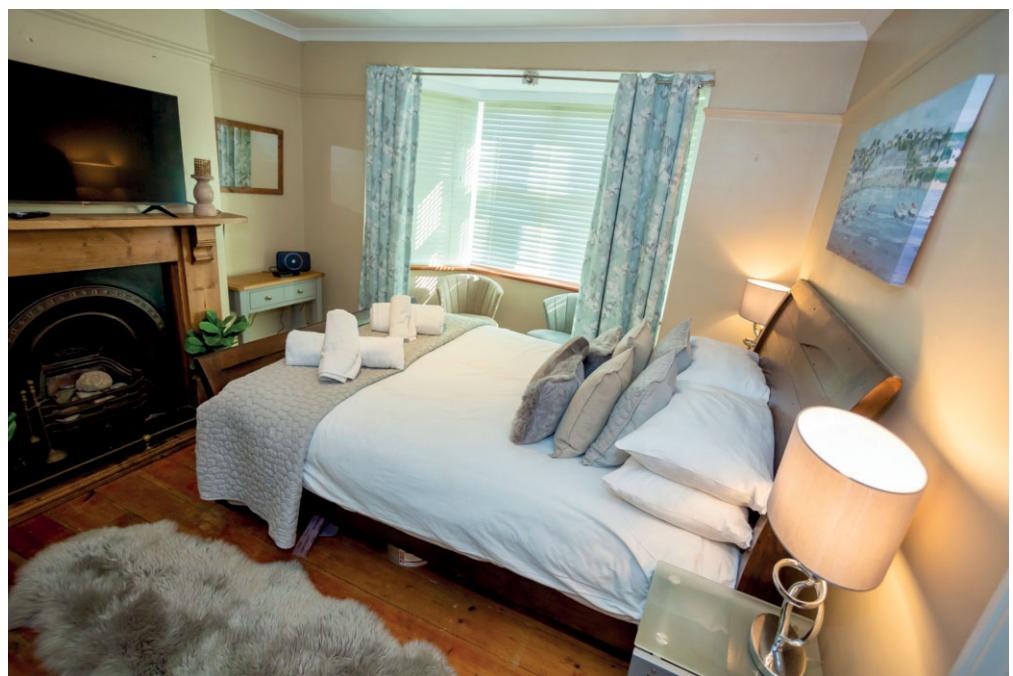
Mains drainage, electricity and water. Oil fired central heating.

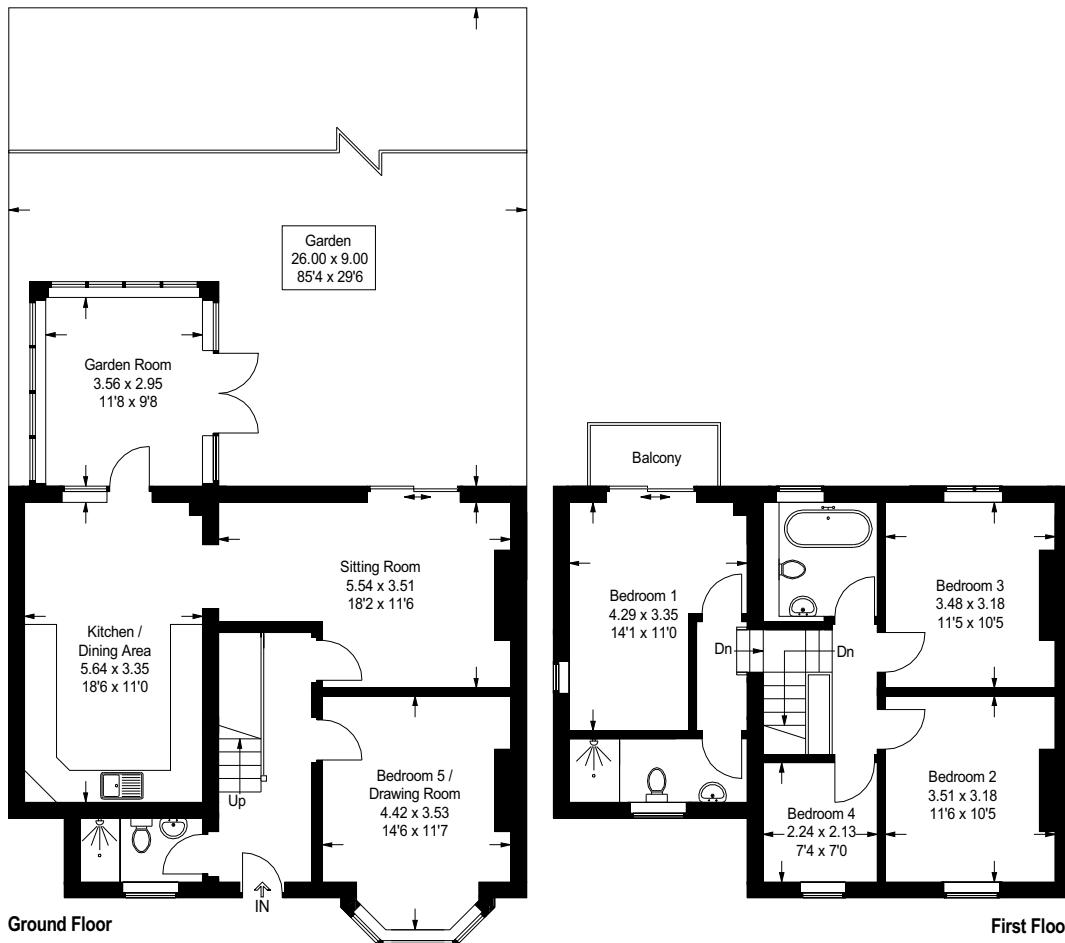
## Agents Note

A parking space may be available to rent nearby. Furniture available by negotiation.

## Disclaimer

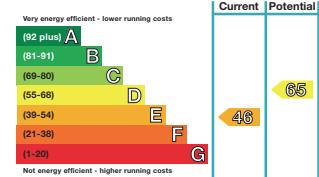
These particulars are a guide only and should not be relied upon for any purpose.





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### Energy Efficiency Rating



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