Meadow Cottage & Greenfield Annexe

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Meadow Cottage & Greenfield Annexe

Croyde, Braunton, Devon, EX33 1LZ

In central Croyde a 1/2 mile walk from the beach. Saunton beach/golf club, 2.5 miles. Putsborough beach 1.3 Miles

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A rare opportunity to acquire an historic, interesting & unique period residence, together with ancillary accommodation, situated at the core of North Devon's premier coastal village within easy access of the beach, surf and local amenities

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- Can be arranged as one 7 bedroom house
- Generous reception areas & modern kitchens
- Gym with wet room, Excellent detached studio/office
- Dble Garage (currently a gallery) Further garage & car port
- Council Tax Bands G & A
- OR 4 bed main house & 3 bed annexe
- Overall; 3 bathrooms, cloakroom & utility room
- Heated outdoor swimming pool. Mature 'oasis' gardens
- Must be viewed to be appreciated
- Freehold

Guide Price £1,800,000

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SITUATION & AMENITIES

Croyde and its neighbouring 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 featuring 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 which are just a stroll from the property. Meadow Cottage abuts a public footpath, which leads on to the beach and surf and the property is ideally situated to explore other nearby beaches and the coastline of Ilfracombe, Lee, Putsborough, Saunton (also with Championship Golf Course), Woolacombe and Exmoor with its rocky coastline. The nearby larger village of Braunton – about 4.6miles – provides a wide range of local amenities, which include post office, banking facilities, health centre, primary and secondary schooling, pubs, restaurants, library and a good range of shops. North Devon's regional centre of Barnstaple is about 10 miles and houses the area's main business, commercial, leisure and shopping venues, as well as Pannier Market and district hospital. The North Devon Link Road (A361) can be accessed at Barnstaple and provides a link to the M5 at Jct.27, where Tiverton Parkway has a regular mainline service to London Paddington in just over 2 hours. The area is well served by excellent state and private schools. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

Meadow Cottage is the principal residence and presents part-rendered and part-stone elevations, beneath a part-tiled, part-slate and part-thatched roof. We understand that the core of the property possibly dates back about 500 years with later extensions and is remarkably not listed. The property offers accommodation arranged over two floors, which has been cleverly and sympathetically modernised to combine original features, including exposed beams and architectural features, with contemporary and stylish 21st Century refinements. There are countryside views from the majority of windows, despite being in the centre of the village. The accommodation includes: on the Ground Floor – ENTRANCE HALL , multiple reception areas offering flexible living and entertaining space including, glassed roofed SUN ROOM/GARDEN ROOM, CLOAKROOM, DOUBLE HEIGHT SITTING ROOM overlooked by GALLERIED LANDING/LIBRARY, DINING ROOM, bespoke oak and slate fitted KITCHEN/BREAKFAST ROOM, UTILITY ROOM. On the First Floor – split-level PRINCIPAL BEDROOM with ENSUITE and SUN BALCONY off, THREE FURTHER BEDROOMS, BATHROOM and SHOWER ROOM. A CAR PORT separates the property from the secondary unit, which is Greenfields. This presents rendered elevations beneath a part-slate and part-tiled roof and is also two-storey. This interconnects with the main house at First Floor level and therefore the property could be operated as one large seven-bedroom house. Otherwise, Greenfields offers: on the Ground Floor – ENTRANCE HALL, CLOAKROOM, open-plan SITTING/DINING ROOM/KITCHEN. On the First Floor – LANDING, 3 BEDROOMS and BATHROOM. Within this structure is a single INTEGRAL GARAGE which has potential to convert to additional accommodation (subject to planning permission). Used as one house, there are 7 bedrooms and several bathrooms, allowing for family living and guest accommodation. Across the vehicular access/public footpath is a DETACHED STONE DOUBLE GARAGE – currently utilised as an ART GALLERY/STUDIO by the vendor. This may have potential for conversion to yet more accommodation (subject to planning permission). Prospective purchasers may be interested to know that planning permission was granted by North Devon Council on an adjoining building in 2021 under Planning Reference 72426 for demolition of studio and erection of a two-storey live/work unit. This may have created some form of precedent as far as the double garage is concerned. The property is considered ideal as principal residence, 2nd home, UK base, holiday let or a combination of these uses, subject to any necessary consents. The majority of the contents of the entire property are available by separate negotiation if required.

MEADOW COTTAGE

A charming gothic-style arched front door opens into a welcoming ENTRANCE HALLWAY with CLOAKROOM off and opens into the delightful SUN ROOM/GARDEN ROOM. This links the main living areas and features bi-fold doors which open out onto a South-facing TERRACE bringing the outside in and ideal for Al fresco dining. A particular feature of the property is the double-height vaulted SITTING ROOM overlooked by a GALLERIED LANDING/LIBRARY, which boasts a wood burner and a wealth of exposed beams. There is a generous DINING ROOM – also with wood burner and a well-appointed KITCHEN with an excellent range of bespoke units. These include a central island/breakfast bar. Off this is a UTILITY ROOM. From the SUN ROOM a stone staircase with fabulous oak balustrade leads to the GALLERIED FIRST FLOOR LANDING/LIBRARY/OFFICE. The PRINCIPAL BEDROOM is accessed via a further oak and glass galleried landing and has sliding doors opening to a DECKED BALCONY overlooking the gardens. The attractive ENSUITE benefits from a free-standing bath and walk- in shower. Off the MAIN LANDING there are 3 FURTHER BEDROOMS – one with a DRESSING ROOM and two offering breath taking views and the third the village and surrounding hillsides. Within this area is a FAMILY BATHROOM and separate SHOWER ROOM.

GREENFIELD ANNEXE

This is currently used occasionally as a successful holiday let with proven income. The cottage provides flexible options – either as part of the main house to create a seven bedroomed residence, or as a stand-alone space for relatives, guests etc. At Ground Floor there is: ENTRANCE HALL leading into open-plan KITCHEN/LIVING ROOM/DINING ROOM, as well as CLOAKROOM. On the First Floor there is a LANDING, 3 BEDROOMS and a BATHROOM. Within this structure is a single INTEGRAL GARAGE with pedestrian door leading to the CAR PORT area.

OUTSIDE

All the beautiful GARDENS are to the rear of the property and south facing. Immediately adjacent to the property is a LOWER DECKED TERRACE with steps leading up to lawns interspersed with mature trees. There is a POTTING SHED which doubles up as an OUTDOOR KITCHEN and BBQ AREA. At the upper level is the heated SWIMMING POOL (via air source, installed in 2020) with rigid roller safety cover and adjacent CHANGING ROOM/GYM & WET ROOM which is surrounded by extensive TERRACING – ideal for sun worshipping. In fact, there are multiple seating areas to enjoy different vistas or to follow the sun or shade around. The pool is overlooked by an excellent detached oak-framed and glass OFFICE BUILDING with vaulted ceiling, which could otherwise be utilised as a studio or occasional bedroom etc. Returning to the front of the property and across the footpath that leads to the beach, is a large DOUBLE GARAGE of stone construction, alternatively suitable for storage, workshop space or conversion as previously suggested. This garage is currently operated by the vendor as an ART GALLERY/STUDIO alternatively suitable as office, gym or conversion, subject o planning, as mentioned earlier. The vendor rents a parking bay for the holiday cottage in an adjoining private car park.

SERVICES

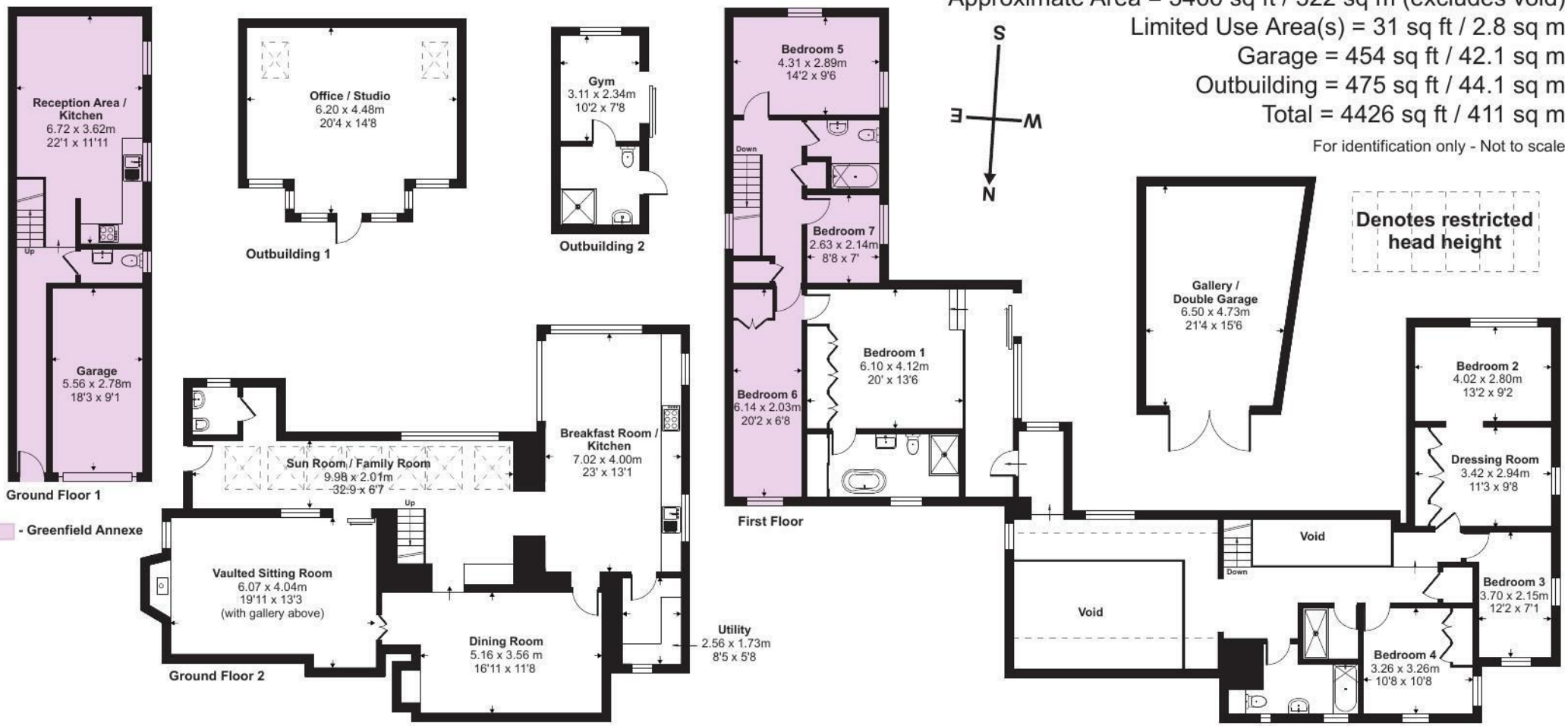
Main drainage, electricity and water. Both properties are double-glazed and have independent oil-fired central heating systems, supplemented by electric heating.

DIRECTIONS

From the centre of the village of Braunton, turn left onto the B3231 signed to Croyde. Continue for 4.7 miles passing Saunton and round the headland into Croyde. As you drive down Hobbs Hill towards the centre of the village, pass The Thatch Pub on the left-hand side and just after the sharp left-hand bend take the next left turning onto Sandy Lane, directly after Billy Budds. Meadow Cottage and Greenfield Annexe are the first property after Billy Budds on the left, down a track which then continues as a footpath to the beach.

Approximate Area = 3466 sq ft / 322 sq m (excludes void)
Limited Use Area(s) = 31 sq ft / 2.8 sq m
Garage = 454 sq ft / 42.1 sq m
Outbuilding = 475 sq ft / 44.1 sq m
Total = 4426 sq ft / 411 sq m

For identification only - Not to scale



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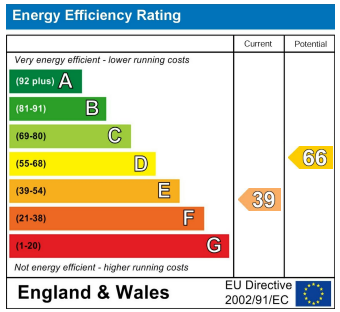

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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