Bramble Cottage,

Bramble Cottage,

2 Ingleton Terrace, Knowle, Braunton EX33 2NA

Village amenities close by. Braunton 1.5 miles. Woolacombe 15 minutes

A delightful residence with the perfect blend of modern and period features, a sizeable garden and off street parking, in favoured a village close to the coast

- Favoured Village location
- Modernised Period property
- Sitting/Dining Room & Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Separate Garden & Storage Sheds
- Close to the Coast & local amenities
- No onward chain
- Council Tax Band B
- Freehold

Guide Price £265,000

SITUATION & AMENITIES

The property is situated in the centre of the the village and enjoys pleasant views from the first floor and garden. Knowle is situated 1.5 miles North of Braunton, and has a garage with small convenience store, and has a regular bus service giving access to Braunton, Barnstaple and in the other direction to Ilfracombe. There is a pavement all the way into Braunton and there are many walks nearby, which include some pretty woodland. Braunton offers a good range of amenities, including local shops, supermarkets, library, medical centre, primary and secondary schooling, a good range of public houses and restaurants. From here access can be gained onto the Tarka Trail. Braunton is also the gateway to the glorious sandy beaches at Saunton Sands, Croyde, Putsborough and Woolacombe, and for golfers, there is the Saunton Golf Course which offers a Championship course.

DESCRIPTION

Bramble Cottage comprises an attached residence which presents elevations of painted stone and double glazing, under a tiled roof. We understand the property dates back to the 15th Century but was subject to total refurbishment and modernisation in 2018. The accommodation is deceptively spacious and includes; Entrance Porch, Sitting/Dining Room, Kitchen, First Floor Landing, Primary Bedroom, further Double Bedroom and Family Bathroom. Externally there is parking for one car, a large separate garden with raised decked area and two storage sheds closer to the house.

ACCOMMODATION

GROUND FLOOR

UPVC door to ENTRANCE PORCH with steps down to a handy area for storing coats and shoes, flagstone flooring and solid wood latch door opening to; SITTING/DINING ROOM A spacious open plan room with sizeable Inglenook fireplace with natural stone, rendered surround and oak mantel piece with alcove to the side. Three windows to front elevation with attractive window seat, flagstone flooring with under floor heating, stairs to first floor and door through to; KITCHEN A stylish modern fitted kitchen with ample work surface, tiled splashback, storage above and below. A range of integrated appliances including four ring gas hob with oven below and extractor over. Space for a fridge, freezer, dishwasher and washing machine. UPVC window to front elevation.

FIRST FLOOR

LANDING Loft hatch giving access to an insulated space, decorative alcove, window to rear elevation, painted wooden beans. BEDROOM 1 A large primary room with two windows facing the front of the southerly aspect, enjoying delightful countryside and rooftop views, wooden floor, raised dressing area and decorative alcove. BEDROOM 2 Window to front elevation, cupboard housing the gas boiler, wooden flooring. BATHROOM Opaque window to front elevation. A modern 4 piece suite, comprising; a free standing bath, mains fed shower cubicle, hand wash basin with storage below and low level WC. Chrome towel rail and shaver point, LED downlighters, tiled walls and flooring.

OUTSIDE

Access is via a private road with off-street parking for one vehicle, two storage sheds with the light and power and a generous separate garden, which is fully enclosed with feather board fencing and stone walling. This is mainly laid to lawn with a variety of trees, a raised SUNDECK to the rear and PATIO AREA to the front - ideal for summer evening barbecues.

LETTINGS

This property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk.

SERVICES

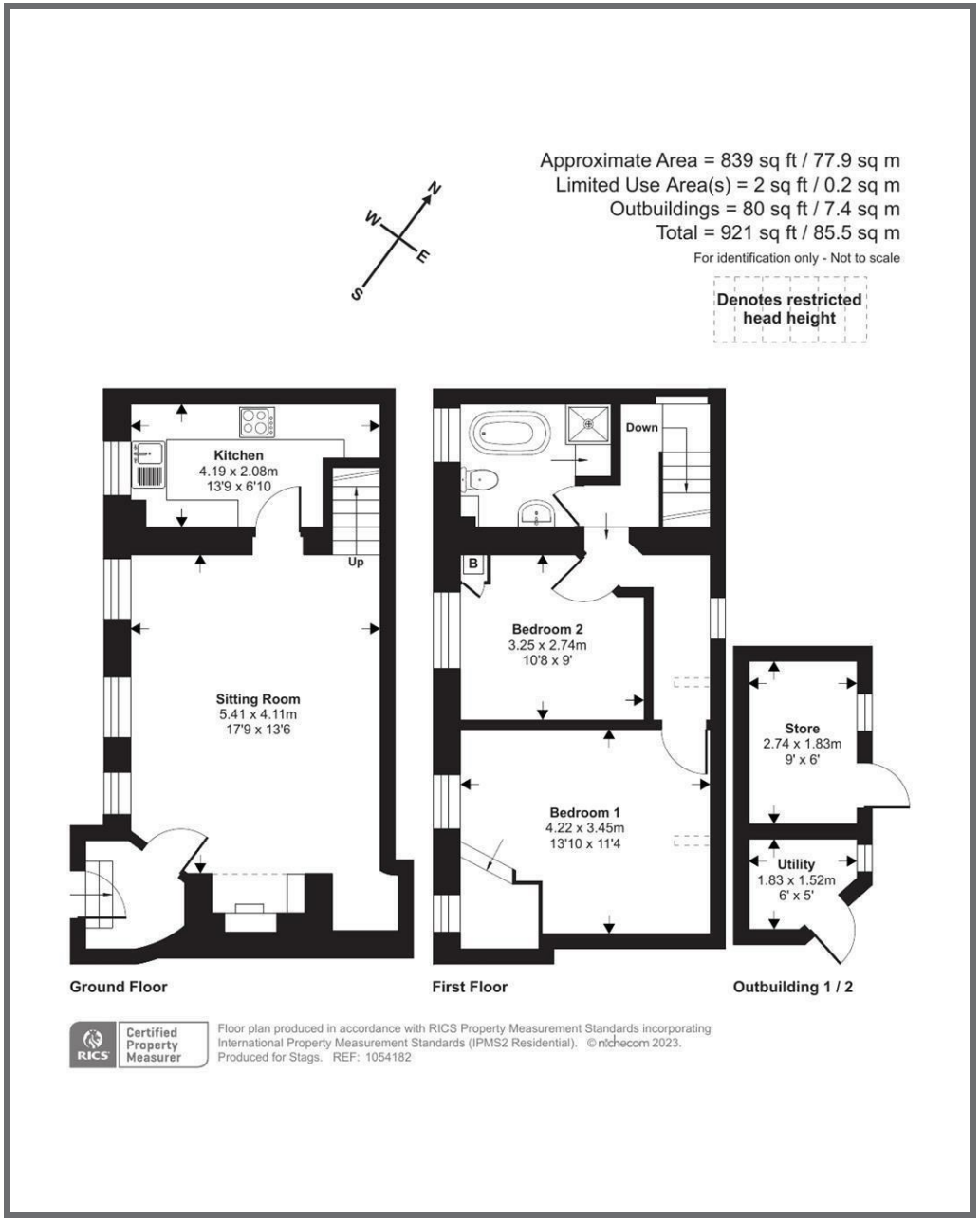
All mains services connected.

DIRECTIONS

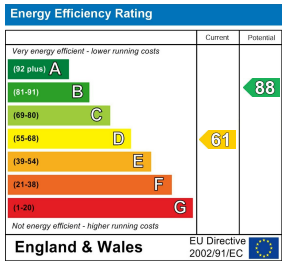
W3W///commended.situated.smiling

From Braunton, proceed North on the A361 towards Ilfracombe. On reaching Knowle pass the garage/convenience store on your right, pass the bus stop on the left and then turn right into Ingleton Terrace. The property can be found on the left-hand side with a nameplate clearly visible.

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.



STAGS



30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833