



29 Church Street



**STAGS**



# 29 Church Street

Braunton, Devon EX33 2EL

Braunton Village centre walking distance. Saunton/Croyde /Putsborough/Woolacombe 15 minutes.

An attached period property with interconnecting annexe and large gardens in sought after village close to the Coast.

- 4 Bedroom Period House AND
- Home & Income or Dual Occupancy
- 0.3 of an acre of mature gardens
- Character Features
- Council Tax Bands A & E
- 1 Bedroom Annexe
- Stone Outbuilding with Potential Occupancy
- Approx. 2745 SQ FT / 255 SQ M
- Sought after location
- Freehold

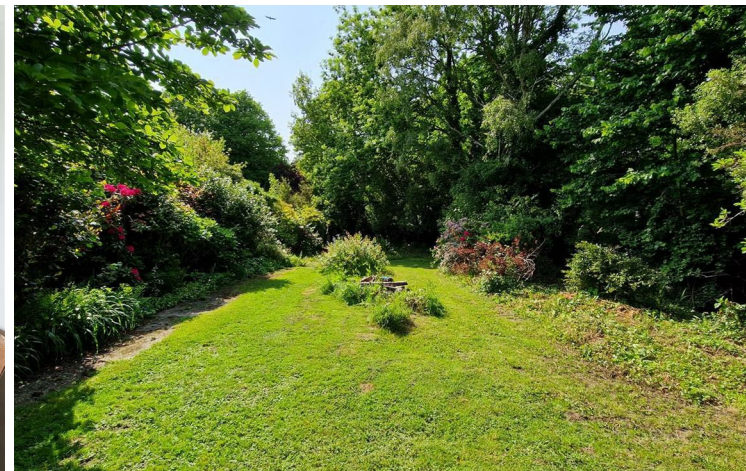
Guide Price £650,000

## SITUATION AND AMENITIES

In a convenient location within walking distance of Braunton village centre, Braunton is considered to be one of the largest villages in England and offers a good range of shopping facilities and amenities providing for day to day needs as well as a Tesco supermarket and both primary and secondary schools. The village is also ideally placed for easy access to the safe, sandy, surfing beaches at Croyde, Putsborough, Saunton and Woolacombe which are approximately 5 miles to the west. Barnstaple, the regional centre, is approximately 6 miles to the south east and houses the areas main business, commercial, leisure and shopping venues. Live theatres are accessible at Barnstaple and Ilfracombe, whilst other sporting and leisure pursuits are close at hand including golf at Landkey, Ilfracombe, Saunton and Westward Hol. Fishing and boating can be enjoyed on the Rivers Taw & Torridge. Exmoor is within easy reach to the north east and there is access at Barnstaple to the North Devon Link Road leading through to Junction 27 of the M5 whilst Barnstaple railhead provides a link to the National Railway System as well as to Exeter. Tiverton Parkway is about an hour by car from where London, Paddington can be reached in a further 2 hours.

## DESCRIPTION

A 5 Bedroom attached period village residence which presents pebbledash rendered elevations with majority double glazed windows, beneath a tiled roof. The property measures approximately 1787 SQ FT / 166 SQ M and benefits from an intercommunicating annexe and therefore can operate as one dwelling or for various home and income uses such as holiday lets etc. The property enjoys a generous garden in excess of quarter of an acre which is split into rooms, with a kitchen garden, orchard/vegetable garden, entertaining area and level, stream bordered lawns. In addition there are two stone barns which may have potential to create further accommodation, such as a holiday cottage/studio/home office etc.





**GROUND FLOOR**

ENTRANCE Wood front door into porch with tiled floor. Inner door with stained glass window leading to ENTRANCE HALL Parquet flooring through entrance hall and front reception rooms. Stairs to first floor. Understairs storage and walk in storage area, low level ormate wood panelling. Door leading into garden room and directly out to the rear garden via sliding doors, inter connecting door into annexe described further down in the details. SITTING ROOM with window to front elevation with window seat. Inglenook fireplace with bread oven and log burner, bressummer beam above and tiled hearth. DINING ROOM with window to front elevation with window seat. Currently used as studio, gas coal effect stove. CLOAKROOM/WC with window to rear, low level WC, hand wash basin, wall mounted Baxi gas boiler. KITCHEN/DINER matching wall and base units, with cupboards and drawers. Space for white goods and range style cooker. Wooden work tops, Belfast style sink. Windows over looking rear garden and stable style door. Tiled floor.

**FIRST FLOOR**

LANDING with Loft access via hatch, stripped floor boards, window to side. BEDROOM 1 large double bedroom with two windows to front elevation, fitted carpets. BEDROOM 2 has a window to rear elevation, fitted carpets, built in cupboards. BEDROOM 3 with window to front, fitted carpets. BEDROOM 4 double room with windows to front, fitted carpets, built in wardrobes. BATHROOM suite comprising enamel bath, close coupled WC, pedestal wash basin and separate shower. Heated towel rail, partly panelled walls, airing cupboard, stripped and varnished floorboards, window overlooking rear garden and towards West Hill. INNER LANDING connecting to

**ANNEXE**

PRIVATE ENTRANCE DOOR window to front elevation leading into dining hall with stairs to 1st floor. Under stairs cupboard. Wood effect flooring and tiled entrance. Steps leading down to kitchen, flag stone flooring. DOWNSTAIRS SHOWER ROOM with enclosed shower, close coupled WC, pedestal hand wash basin and built in storage. KITCHEN with matching wall and base units with cupboards and drawers, central island, space for cooker, worktop with inset 1 ½ stainless steel sink and drainer with mixer tap, window looking onto garden and door leading into sitting room. DOUBLE BEDROOM with fitted carpets, window to front elevation. Door leading to inner hall previously described in main section of the house. SNUG French doors to garden, fitted carpet, vaulted ceiling with exposed beams, fireplace with slate hearth and former connection for log burner.

**OUTSIDE/GARDEN**

The gardens are located to the rear of the property and split into rooms, directly from the house is a walled garden with a good degree of privacy with level lawn. BBQ or outside kitchen area, stocked boarded with a variety of mature shrubs, plants and trees. Outbuildings include single-storey stone barn, and further two-storey barn currently used as carpenters' workshop. Potential to create further accommodation subject to obtaining the necessary consent, to create ideal overflow accommodation from main residence, studio, home office or holiday let. Double gates at the side give access off church street, currently used for pedestrian access. Gardens extend down towards the St Brannocks and are stream bordered again with mature trees and hedges. Gates access at the bottom of the garden leads out to pathways surrounding St Brannocks and gives a level walk into Braunton village. Within the gardens in also a separate vegetable garden, orchard bordered by trees, attractive stone walling, along with a grade II listed cob wall and bee holds to the west. One of the larger areas of lawns measures 32m in length.

**SERVICES**

All mains services, gas fired central heating.

**DIRECTIONS**

<https://w3w.co/renting.wonderful.proposes>

On entering Braunton from Barnstaple, turn right at the main traffic lights into East Street and proceed to the top of the hill, at the crossroads turn left into Church Street, the property can be found on the left hand side near the bottom of the hill, identified by a For Sale board.

Alternatively, on entering Braunton from Barnstaple, proceed to the main traffic lights and continue on the A361 towards Ilfracombe. At the Fire Station, turn right. Please note that this road turns into a one way street and access to the property will need to be on foot from here, parking is on street and on a first come, first serve basis. The property can be found on the right hand side beyond St.Brannocks Church and The Black Horse public house.





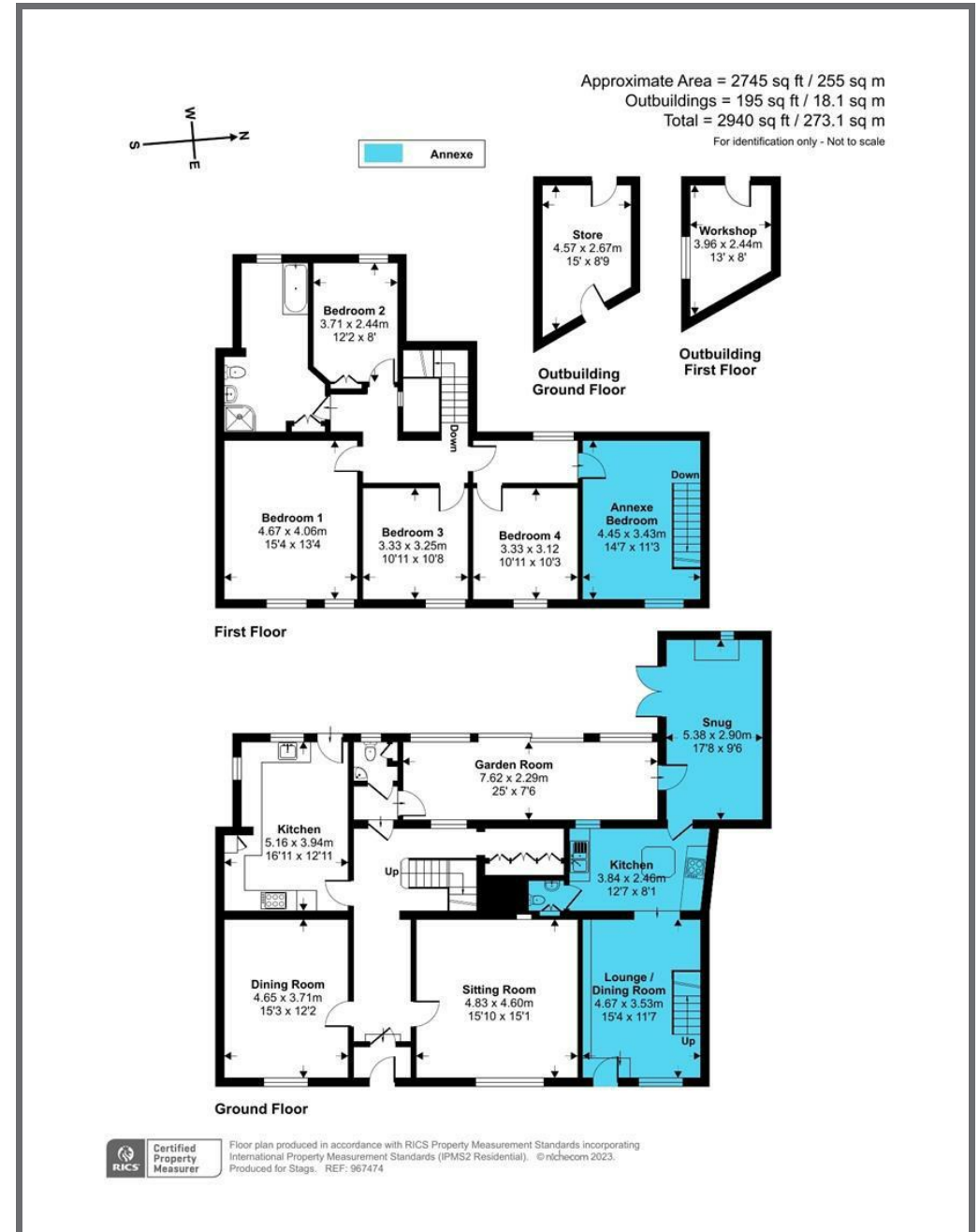


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>65</b>	<b>80</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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