



Barncott



Barncott 7 Hobbs Hill

Croyde, Braunton, Devon, EX33 1NE

Village centre and surfing beach within walking distance

A delightful detached period cottage in the heart of one of North Devon's premier coastal villages

- In the heart of the village
- Walking distance to the beach
- Off road parking
- Enclosed south facing garden
- 4 Double Bedrooms
- Freehold
- Council Tax Band E
- No onward chain

Offers In Excess Of £800,000

SITUATION

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 area's 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. 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



DESCRIPTION

Right at the heart of the oldest part of the ancient village and within a short walk of the beach, pubs, restaurants, coffee shops and all the village amenities. Barncott comprises a charming detached period cottage, offering deceptively spacious and stylish accommodation, off road parking for 2-3 vehicles and a private south facing garden which is perfect for outdoor dining, entertaining or relaxing after a day at the beach. A real rarity for this location. The property is considered ideal as a principal residence, holiday investment, second home or combination of such uses.

ACCOMMODATION

A stone storm porch with front door leads to the entrance hall with flagstone slate flooring, exposed stonework, painted exposed beams and stairs to the first floor. On this level is the family bathroom where the slate flagstone flooring continues with underfloor heating. This includes a walk-in wet area along with freestanding roll top, sink and WC. Also, to the front of the property is the cosy sitting room with exposed stone wall, wood burner and slate flagstone flooring which continues back through to the entrance hall and with steps leading to the dining room. To the back of the property is the open plan kitchen/breakfast room with a range of wall and base units, built-in oven and hob and wood flooring which continues into the dining room which is a dual aspect room with French doors leading to the garden

On the first floor is a split-level landing which leads to four impressive bedrooms all with vaulted ceilings and exposed beams with the principle benefitting from a built in wardrobe and a shower en-suite.

OUTSIDE

Outside to the front the property has a brick paved driveway with space for up to 3 cars.

The enclosed rear garden is south facing and a true delight and can also be accessed from a side pedestrian gate, ideal for taking out surfboards, bikes or simply walking back from the beach or pub! The garden has been designed with outdoor dining, relaxing and entertaining in mind with a raised deck area, hot tub which is available by separate negotiation, firepit area with seating, further gravelled area with space for table and chairs which leads back into the dining room and kitchen. To the side is a very useful undercover area, ideal for wetsuits, surfboards, bikes etc. All bordered by an assortment of plants and shrubs.

SERVICES

Mains water, electric and drainage.

Oil central heating.

Stone and cob construction under slate roof

Standard and ultrafast broadband available. Good mobile signal with all major networks (Ofcom, 2025).



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.



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

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Approximate Area = 1405 sq ft / 130.5 sq m

*For identification only - Not to scale

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