



turners



Manor Farm Cottage, Branton, EX33 2DE

Asking Price: Offers Over £300,000





1 Manor Farm Cottages

Braunton, EX33 2DE

This immaculately presented two double bedroom Grade II listed character cottage is brought to the market with no onward chain and offers a rare opportunity to acquire a beautifully maintained home full of charm. The property has been fully redecorated both inside and out and features newly landscaped, low-maintenance gardens to the front and rear each enjoying sunny aspects throughout the day.

Upon entering the home, you are greeted by a light and inviting entrance hall with a generous under-stair's storage cupboard. From here doors lead through to a spacious dual-aspect lounge/diner and a well-appointed kitchen. The lounge/diner boasting original wood beams, a striking inglenook fireplace, and full-height windows to the front that flood the space with natural light and offer lovely views of the courtyard garden. The kitchen is fitted with matching wall and base units and has space and plumbing for under-counter white goods and cooking facilities. A front-facing window overlooks the courtyard, while a door provides access to the rear garden.

Upstairs, a bright and open landing with a side window provides access to the loft. The main bedroom is exceptionally large and enjoys a dual aspect, with the added benefit of scope to create an additional bedroom or install dressing room facilities, all while retaining the charming character features. The second bedroom is also a generous double, complete with wall-to-wall fitted wardrobes and a dressing table. The bathroom comprises a three-piece coloured suite with a bath and electric shower over, WC, hand basin and full wall tiling.

Externally, the property benefits from two attractive, separate private courtyard-style gardens – both designed for ease of maintenance and perfect for enjoying throughout different times of the day. An outside tap adds convenience and a single garage provides parking as well as useful additional storage space.

This is an impressively spacious and character-filled cottage, ideal for those seeking a home ready to move into with timeless appeal.

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- Immaculately presented Grade II listed cottage
- Fully redecorated inside and out
- Charming dual-aspect lounge/diner
- Two double bedrooms
- Private sunny front and rear courtyard gardens
- Single Garage
- No Onward Chain



Location

Braunton is well known for its passionate community spirit and is rumoured to be the largest village in England with the famous stretch of sands, Braunton Burrows. The bustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for walkers.

Directions

From Braunton village proceed along the A361 following directions toward Chivenor/Barnstaple. At the roundabout take the first exit and continue along the A361 for a few hundred meters before turning left onto Wrafton Road passing The Williams Arms pub on your right, take the next left hand turning continue along Wrafton Road. The property will be immediately located on the right hand side with For Sale board clearly displayed. Parking for the viewing can be found on the road nearby and an agent will meet you outside the property.

What3words - cheek.hawks.astounded

Agent Notes

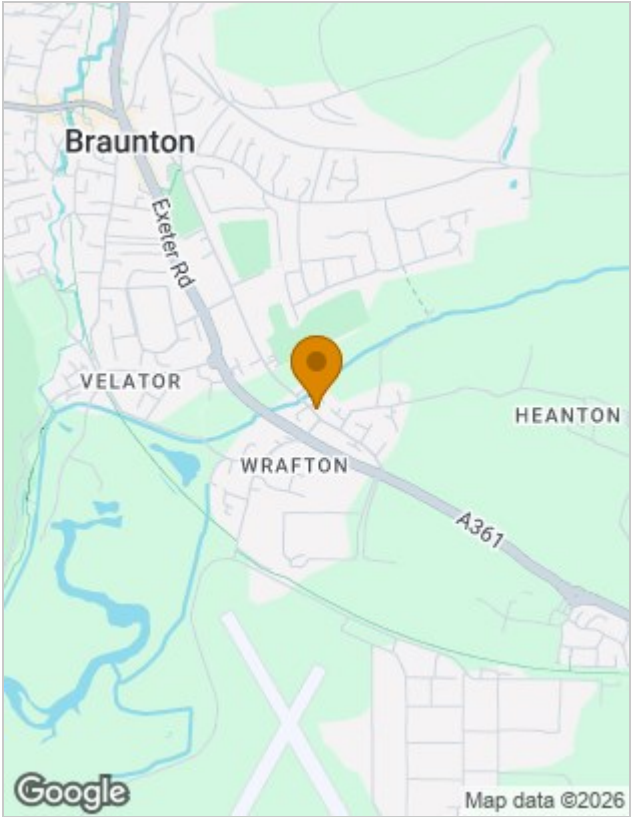
- Grade II listed cottage
- Newly re-rendered with lime mortar outside (2025)
- Re-decorated throughout (2025)
- Windows have been fully replaced in 2 stages (2010 + 2015)



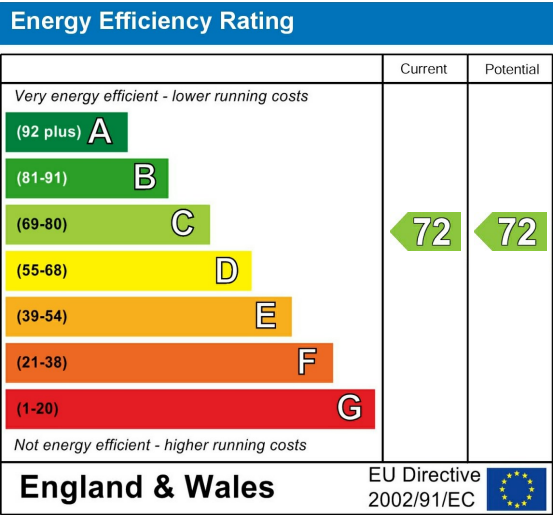
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Turners Property Centre - Branton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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