



2 Riverside Brayford, Devon, EX32 7QE

John  
**Smale & Co.**  
Chartered Surveyors | Residential & Commercial Consultants





## 2 Riverside Brayford, Devon, EX32 7QE

O.I.E.O £325,000

This is an extended mid terraced country house, situated within a quiet edge of Exmoor location, benefitting from wonderful unspoilt rural views. It is ideally positioned offering the best of both worlds, with country living on your doorstep yet is near to the local amenities of South Molton and Barnstaple. One of only four properties, tucked away at the end of a no through road and has been extended approximately eight years ago, now offering bright and spacious accommodation throughout, all finished to a high standard. It offers a detached garage, off road parking for 3/4 cars and two gardens, one of which is a delightful landscaped garden with lawn and seating areas and the other is a productive vegetable garden. There are fabulous open countryside and river views to be enjoyed from most areas of the property. The accommodation in brief comprises of an entrance hall with porch to the front, lounge with multi-fuel burner, open plan dining room, fitted kitchen, rear lobby and ground floor double bedroom with separate wet room with W/C and basin. The first floor offers two further double bedrooms, both taking advantage of the gorgeous views and a family bathroom. No onward chain.

In days long gone the River Bray was forded at a small settlement and thus the village name was formed as Bray-Ford, and is still pronounced that way to this day. The ford became a part of a well-established pack horse route and drover's trail from Porlock to Barnstaple. By the mid 17th century, Brayford was on the most important highway across Exmoor, from Dunster via Exford, Simonsbath and Kensford Cross (Kinsford Gate) to Barnstaple. The ford was replaced by a bridge, widened in the 1920s, and now this gives easy access for residents and visitors to enjoy the sights of Exmoor.

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Extended house situated in edge of Exmoor location  
Wonderful unspoilt rural views  
Detached garage & parking for 3/4 cars  
Landscaped garden & vegetable garden  
Lounge with log burner & open plan dining room  
Three double bedrooms  
Bathroom & separate shower room  
Fitted kitchen & rear lobby  
Quiet no through road position  
No onward chain

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### Entrance Hall

### Wet Room

1.56m x 1.73m (5' 1" x 5' 8")

### Lounge and Dining Room

4.62m x 7.83m (15' 2" x 25' 8")

### Bedroom Three

3.75m x 2.47m (12' 4" x 8' 1")

### Kitchen

2.38m x 4.38m (7' 10" x 14' 4")

### Rear Lobby

Cloak and boot space, door to side of house and pathway.

### First Floor

### Bathroom

2.92m x 2.19m (9' 7" x 7' 2")

### Bedroom One

4.27m x 3.36m (14' 0" x 11' 0")

### Bedroom Two

3.77m x 3.54m (12' 4" x 11' 7")

## Outside

To the front of the property is a shared driveway, which leads to a private parking area for 1/2 cars, along with a DETACHED GARAGE. There are two garden areas the property enjoys, which are to both sides of the driveway. One area serves as a very productive vegetable garden (Approx. 20 metres long) and the other main garden (Approx. 24 metres long) is landscaped, with lawn and decked areas along with attractive borders and a wide array of plants, flowers and mature shrubs. At the bottom of the driveway is another parking area for two further vehicles, along with a pathway leading to the entrance porch and a covered pathway running down one side of the house and onto the rear. There is also a small landscaped garden area and patio seating area to the front.

## Property Facts

Vendors status. No onward chain.

Age of property. 84 years.

Extended with approved plans. Approx. 8 years ago.

Nearest Primary School. Brayford.

Nearest Secondary School. South Molton.

Barnstaple. Approx. 8.8 Miles.

South Molton. Approx. 6 Miles.

Nearest Medical Centre. South Molton.

## Vendor Comment

A quiet location on the edge of Exmoor with unspoilt rural views, yet near to the local amenities of South Molton and Barnstaple.

## SERVICES

Mains services. Electric and Water. Multi-fuel burner in lounge.

Council Tax Band. C.

## DIRECTIONS

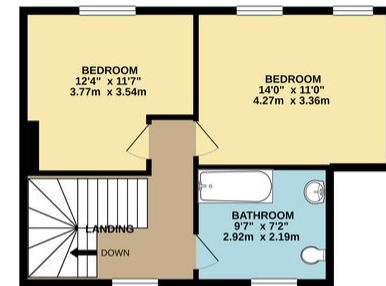
From Bear Street in Barnstaple, travel straight across Crossroads and traffic lights onto Goodleigh Road. Stay on this road and take a right hand turning signposted Goodleigh. Continue through the village of Goodleigh and Gunn. After travelling approximately 8 Miles, you will reach the end of the road and a crossroads. Travel straight over and turn immediately right into Riverside. The garage and parking area will be found on your left. There is also additional parking on the left at the bottom of the driveway.

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GROUND FLOOR  
NaN sq.ft. (NaN sq.m.) approx.



1ST FLOOR  
NaN sq.ft. (NaN sq.m.) approx.



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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



