



The Barn, Church Road, Georgeham, Braunton, Devon, EX33 1JL







## The Barn, Church Road, Georgeham, Braunton, Devon, EX33 1JL Offers In Region Of £600,000

John Smale & Co are delighted to place this individual character property on the market, situated within the highly sought after village of Georgeham. Dating back 200 years, it offers spacious and flexible accommodation, with a wealth of charm and character features flowing throughout. It has served as a perfect holiday home with extended family visiting together due to its size and layout. However, it would equally make a superb main residence or investment, with excellent storage for bikes surfboards and other leisure equipment. To the rear of the property is a fully enclosed low maintenance courtyard garden with patio seating area, along with a covered BBQ space. The garden also gives easy access and separate access to the store room. There is a lovely ambiance to "The Barn" and is somewhere you could call home very easily. The accommodation on the Ground Floor comprises of an Entrance Hall, Cloakroom, Lounge with fireplace, Study/Hobbies Room, Kitchen with Belling cooker (which is included in the sale) and Dining Room with log burner. The First Floor offers a Large Landing Area with feature window, Family Bathroom and Five Bedrooms including an Impressive Master Bedroom with vaulted beamed ceiling and Stylish En-Suite Shower Room.

Georgeham is a charming quiet village providing a good range of places to visit, with fabulous sandy beaches close by, including Croyde and Puttsborough Beach situated just over a mile away. There is a village shop, Church and excellent eating and drinking options with character pubs including the Kings Arms and The Rock. There is access to lovely walks, along with excellent sports and recreation pursuits including surfing, horse riding and other outdoor activities. The thriving village of Braunton is under 3 miles away, offering a wider array of shops, restaurants, cafes and bars, along with excellent schooling and other amenities.

# The Barn, Church Road, Georgeham, Braunton, Devon, EX33 1JL

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Individual Character Cottage  
Prime Village Location  
Two Reception Rooms  
Study / Hobbies Room  
Close To Beaches And Amenities  
Five Bedrooms (One En-Suite)  
Store Room And Low Maintenance Garden  
Family Bathroom And Two Separate W/Cs  
No Onward Sales Chain!



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## Ground Floor

### Entrance Hall

Solid Oak entrance door, cloak space, tiled flooring. Low level cupboard housing electric meter and consumer unit.

### Hallway

Stairs to First Floor. Part tiled and part fitted carpet. Door to Rear Garden. PVC double glazed window to rear aspect, understairs cupboard and radiator.

### Cloakroom

PVC double glazed window. W/C, hand basin and vinyl flooring.

### Kitchen

3.94m x 3.10m (12' 11" x 10' 2") Two PVC double glazed windows. Opening to Hallway. Range of fitted cupboards and drawers, one and a half bowl Ceramic sink with drainer, Belling Range style cooker (included in the sale), integrated dishwasher and fridge/freezer, Marble work surfaces, beamed ceilings and tiled flooring.

### Dining Room

5.01m x 3.84m (16' 5" x 12' 7") Double aspect with double glazed windows. Feature fireplace with woodburner inset with stone hearth, radiator, fitted carpet, beamed ceiling.

### Lounge

5.90m x 3.84m (19' 4" x 12' 7") Double aspect with double glazed windows. Fireplace with woodburner inset and stone hearth, two radiators, beamed ceiling, fitted carpet. Door to Study/Hobby Room.



### **Study/Hobby Room**

4.86m x 1.89m (15' 11" x 6' 2") Double aspect through room with PVC double glazed windows, radiator, fitted carpet and beamed ceiling.

### **First Floor Landing**

PVC double glazed windows to rear aspect. Ceiling trap to loft space, 2 radiators, carpet.

### **Separate W/C**

PVC double glazed window. Low level W/C and wash hand basin.

### **Master Bedroom**

5.91m x 3.84m (19' 5" x 12' 7") A spacious double aspect through room with PVC double glazed windows. Superb vaulted ceiling with exposed beams, two radiators, TV aerial point, carpet. Door to En-Suite Bathroom.

### **En-Suite Bathroom**

3.00m x 1.87m (9' 10" x 6' 2") PVC double glazed window. Fitted with a suite comprising panelled bath with shower fitment over and adjacent glazed shower screen. Low level W/C, pedestal wash basin, tiled splashbacks, Chrome heated towel rail, tiled floor.

### **Bedroom Five**

3.90m x 1.86m (12' 10" x 6' 1") PVC double glazed window. Fitted wardrobe, radiator, carpet.

### **Bedroom Four**

3.87m x 2.04m (12' 8" x 6' 8") PVC double glazed window. Ceiling trap to loft space, radiator and carpet.

### **Bathroom**

2.65m x 1.72m (8' 8" x 5' 8") PVC double glazed window. Stylish suite comprising bath with shower over with mixer tap and screen, W/C, pedestal hand wash basin, heated towel rail, Ceramic tiled wood effect flooring and part tiled walls.

### **Bedroom Three**

3.76m x 2.90m (12' 4" x 9' 6") PVC double glazed window to front aspect. Radiator, wash hand basin with splash-back tiling and fitted cabinet below, fitted carpet.

### **Bedroom Two**

4.20m x 3.03m (13' 9" x 9' 11") Spacious double aspect room. PVC double glazed windows. Radiator, fitted carpet, hand basin with splash-back tiling and fitted cabinet below. Lovely countryside views.

### **Outside**

To the front of the property is roadside parking and the main entrance door. To the rear, is an enclosed low maintenance courtyard style garden and BBQ area affording a high degree of privacy with separate access to the

### **Store Room**

4.19m x 4.08m (13' 9" x 13' 5") (Irregular Size) The store room has wooden double doors to the front, window to side aspect and also has a cupboard which houses the Grant oil fired boiler which serves the domestic hot water and central heating system.

### **SERVICES**

Services: Mains Electric and Water. Oil Fired Central Heating.

Council Tax Band: E.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: E.

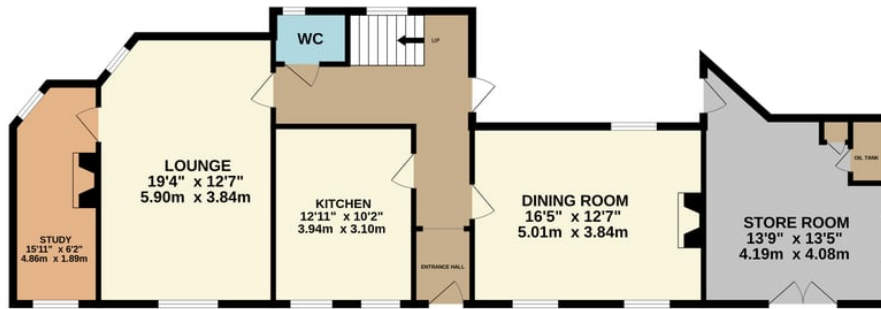
### **DIRECTIONS**

After entering Georgeham from the direction of Croyde at Netherhams Cross turn left into Netherhams Hill continuing to a "T" junction, where turn right into Church Road, where The Barn is soon found on your right hand side.

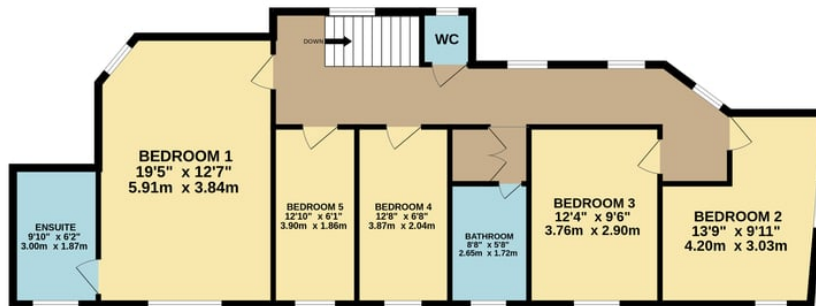
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GROUND FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.



1ST FLOOR  
1009 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA: 2041 sq.ft. (189.6 sq.m.) approx.  
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(54-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	41	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





