



Byewood, West Hill, Braunton, Devon, EX33 1AR

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ESTATE AGENT
IN BARNSTAPLE



Byewood, West Hill, Braunton, Devon, EX33 1AR

£695,000

Byewood is a large individual detached house, situated within a prime location within the sought after village of Braunton. The property is positioned within West Hill, in a good sized plot benefitting from fabulous countryside and distant estuary views, whilst being within a short stroll to the heart of the village and all its fantastic amenities. Originally built in the 18th Century, the property was extended in the 1980's and has now evolved to a wonderful family home, with spacious and flexible accommodation arranged over three floors. It benefits from a private drive and off road parking for several cars. The south facing garden takes advantage of the lovely views and also enjoys a good deal of privacy, with the added benefit of a storage outbuilding, wood store area, raised sun terrace and a detached studio, with light and power. The studio previously served as a pottery studio and is currently used as a games room, with potential to create a home office if desired. The accommodation itself briefly comprises of a conservatory on the lower ground floor which gives access to a bright and spacious dining/family room with bay window and stairs leading up to an inner hallway, cloakroom and fitted kitchen. The main entrance to the house can be found via the entrance porch near the parking area, which leads through to the generous living room, which benefits from separate study area, bay window and fireplace with log burner inset. There are two wings of first floor accommodation with two separate staircases, which again works well for a large or extended family. The living room has a staircase giving access to two good sized double bedrooms, with bedroom one offering an ensuite bathroom. The extended part of the property has two further double bedrooms and a separate shower room. One of the bedrooms benefits from wonderful views and the other gives access to a good sized loft room.

Braunton is reputedly the largest village in the UK and offers a wide range of amenities including local shops. Supermarkets, library, community centre, medical centre, primary and secondary schools, churches and a range of popular pubs and restaurants'. The renowned Tarka Trail can be accessed from the village and this follows the Taw and Torridge estuaries. Close by is the UNESCO biosphere Reserve of Braunton Burrows, the largest sand dune system in the UK as are the glorious sandy beaches of Saunton Sands, Croyde, Woolacombe and Puttsborough Bays.

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Extended Split Level Detached House
Prime Village Location
Wonderful Countryside & Estuary Views
South Facing Garden with Lawn & Terrace Areas
Off Road Parking For Several Cars
Two Reception Rooms & Conservatory
Four Double Bedrooms (One En-Suite)
Shower Room & Cloakroom/W/C
Outbuilding & Studio
Short Walk to Village Centre & Excellent Range of Amenities



Lower Ground Floor

Conservatory

2.36m x 4.29m (7' 9" x 14' 1")

Dining Room

4.32m (Max) x 5.86m (14' 2" x 19' 3")

Stairs to ground floor hallway.

Ground Floor Entrance Porch

Living Room with Study Area

3.43m x 10.28m (11' 3" x 33' 9")

Stairs to bedrooms one and two.

Kitchen

3.03m x 3.76m (9' 11" x 12' 4")

Hallway

Stairs leading down to dining room and conservatory. Stairs up to landing/study area,

Cloakroom W/C

First Floor Landing/Study Area

1.78m x 2.84m (5' 10" x 9' 4")

Stairs up to bedroom four and separate shower room.

Bedroom Three

3.40m x 4.10m (11' 2" x 13' 5")

Wonderful views towards countryside and estuary.

Bedroom Four

2.59m x 3.95m (8' 6" x 13' 0")

Access to loft/play room.

Loft Room

3.51m (Max) x 3.47m (11' 6" x 11' 5")

A spacious and flexible room, offering a variety of uses.

Shower Room

1.80m x 2.85m (5' 11" x 9' 4")

Separate Staircase from Living Room to First Floor

Bedroom One

2.68m x 4.83m (8' 10" x 15' 10")

Door to ensuite.

Ensuite Bathroom

1.86m x 3.42m (6' 1" x 11' 3")

Bedroom Two

3.35m x 3.70m (11' 0" x 12' 2")

Outside

The property is accessed via a brand new set of double gate doors, which leads to a private driveway and off road parking area for several cars. There is a raised decked sun terrace with detached studio below. The studio measures 4.80 X 4.03M and benefits from light and power, window allowing natural daylight in and double sliding doors. It is currently used as a games room, but previously was used as a pottery studio, so offers a variety of potential uses including a home office. The garden itself is laid mainly to lawn and is south facing and enjoys a good deal of privacy, along with some lovely views. There is also the benefit of a small outbuilding, which offers excellent storage.

Property Facts

Vendors status. Needs to find a property.

Age of property. 18th C. Extended 1980's.

Refurbished Approx. 20 years ago.

Is it listed? No.

Nearest Primary School. Caen or Kingsacre.

Nearest Secondary School. Braunton Academy.

Nearest Health Centre. Caen Medical Centre.

Barnstaple. 5 Miles.

Croyde. 4.8 Miles.

Woolacombe. 7.1 Miles.

SERVICES

Mains services connected. Gas, Electric & Water.

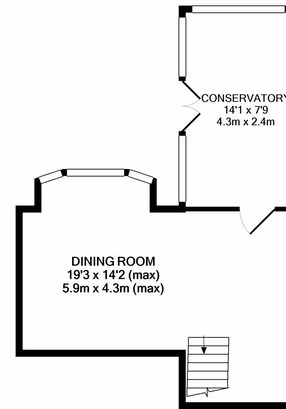
Council Tax Band. F.

DIRECTIONS

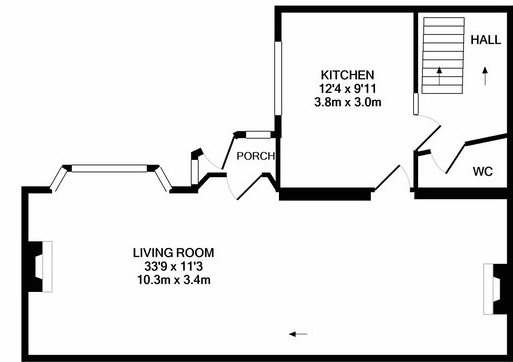
From the centre of Braunton travelling from a Barnstaple direction, turn left at the main crossroads/traffic lights onto Saunton Road. Follow road passing a parade of shops and turn right into North Street, immediately before the White Lion Pub. Follow road to the end and turn sharp left up West Hill. Follow the road for a short distance after the road levels out and the property will be found on your left hand side, with name plate displayed.

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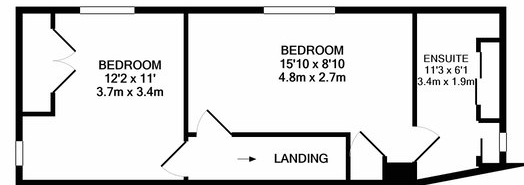




LOWER GROUND FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)

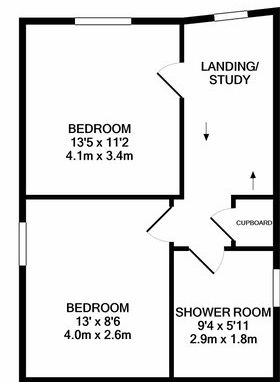


GROUND FLOOR
APPROX. FLOOR
AREA 630 SQ.FT.
(58.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1838 SQ.FT. (170.7 SQ.M.)
Made with Metropix ©2021



1ST FLOOR (2)
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)

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.

