



**STAGS**

Brayside

# Brayside

Brayford, Barnstaple, EX32 7QJ

Barnstaple 11 miles South Molton 7 miles

- Hall
- Kitchen/Dining Room
- Living Room
- Conservatory
- 4 Double Bedrooms (1 en-suite)
- Double garage
- Gardens and Parking
- No Onward Chain

**Guide price £435,000**

## SITUATION

Brayside is set on the outskirts of the popular village of Brayford which is nestled within the foothills of Exmoor with the National Park boundary only a short distance away. The village has a primary school and village hall as well as a Church at neighbouring High Bray. The village of West Buckland, which is well known for its boarding and day school is about three miles. The historic market town of South Molton lies about seven miles to the south and provides a good range of local shopping facilities, banks and schooling to secondary level. This traditional market town still holds regular weekly livestock sales, together with a charming pannier market, which bustles with activity on Thursdays and Saturdays. The regional centre of Barnstaple is nine miles to the west and has a further range of amenities. The A361 bypasses South Molton and links to the M5 motorway at Junction 27 to the south-east where there is also a station on the Paddington line at Tiverton Parkway.

## DESCRIPTION

Brayside is an attractive property built in the 1980s and offers spacious accommodation throughout presented to a good standard throughout. The house is centrally set in a good sized plot of approaching a fifth of an acre with good sized gardens and parking as well as an integral double garage.

## GROUND FLOOR



A spacious family home set in a popular village in the Exmoor foothills







Front door into ENTRANCE HALL with oak flooring, stairs to first floor and door into CLOAKROOM with low level WC and wash basin. The LIVING ROOM is a dual aspect room with oak flooring and fireplace with multi-fuel stove on a slate hearth. Glazed double doors lead into the kitchen and sliding doors lead into a large CONSERVATORY with tiled floor and two double doors to the garden and further door to the side. Sliding doors also lead from the conservatory to the KITCHEN/DINING ROOM with slate flooring with under-floor heating and fitted with a range of oak base and wall units, composite 1¼ bowl sink with mixer tap, integrated dishwasher and space for a range cooker. Door to UTILITY ROOM with tiled floor and fitted base and wall units, butler sink with mixer tap and space and plumbing for washing machine, tumble dryer and fridge freezer. Door to GARAGE.

### FIRST FLOOR

The landing has an airing cupboard and doors off to the FOUR DOUBLE BEDROOMS and SHOWER ROOM. BEDROOM ONE has built in mirrored wardrobes along one wall and an EN-SUITE BATHROOM fitted with a modern suite. BEDROOMS TWO and THREE both have attractive valley views and BEDROOM FOUR an outlook over the rear garden. The SHOWER ROOM is well-fitted with a modern suite.

### OUTSIDE

A five bar gate leads to a large tarmac area to the front with raised flower beds to one side and provides plenty of parking space. Large DOUBLE GARAGE with power and light and internal door into the house.

To the rear is a good-sized, south facing garden laid mainly to lawn with a large paved area adjacent to the house and conservatory. Timber framed garden shed.

### VIEWINGS

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

### DIRECTIONS

From the A361 at the Aller Cross roundabout, take the A399 signposted to Brayford. Continue on this road for five miles and on entering Brayford take the first right turn into the village. Continue through the village over the bridge and take the next left, continue up the hill and the property will be found soon after on the right.

### SERVICES

Mains water, drainage and electricity. Oil fired central heating via radiators and some under-floor heating.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

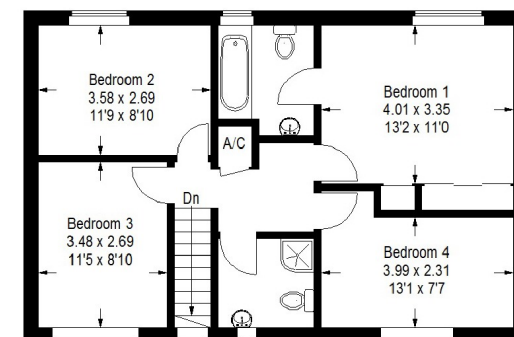
29 The Square, South Molton, Devon,  
EX36 3AQ

Tel: 01769 572263

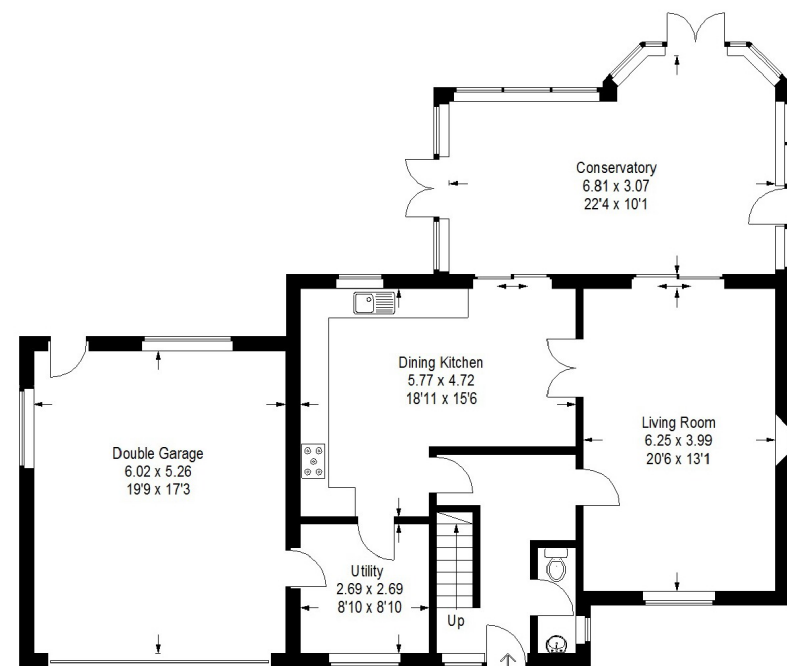
south-molton@stags.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		92
A (85-91)		
B (81-84)		
C (75-80)		
D (69-74)		
E (63-68)		
F (55-62)	54	
G (49-54)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area  
(Including Double Garage)  
204.7 sq m / 2203 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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