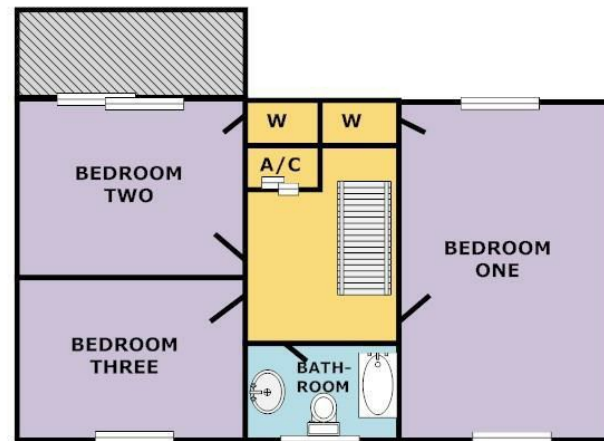
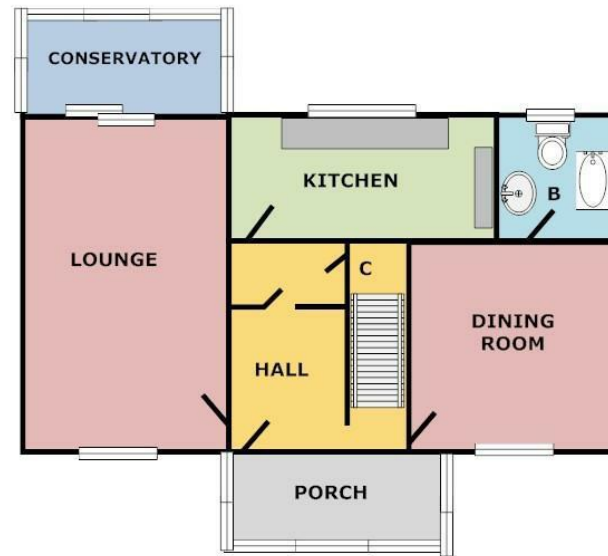




## SUNSET LANGSFIELD, CROYDE NR BRAUNTON, DEVON, EX33 1QD

An individually designed detached house within sight and sound of the sea at Croyde. Spacious and versatile 3/4 Bedroom accommodation in fabulous cul de sac location backing onto open fields. Early inspection a must.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND



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PRICE GUIDE

£575,000



- Individually designed and spacious detached house
- Fabulous views over open fields and across the sea to Lundy Island
- Private cul de sac position on the quieter Western end of the village
- 21ft Lounge with Conservatory
- Modern Kitchen
- Dining Room/Bedroom Four
- 3 double Bedroom inc a 21ft Master Bedroom
- 2 Bathroom
- Garage and easy off road parking
- Enclosed level gardens to front and rear



If you have ever dreamt of owning a home with sea views and the sound of waves crashing on the shore line then Sunset at Croyde could well be the place for you.

Backing onto open fields with views across the Atlantic towards Lundy Island in the distance, this property occupies a truly great position. Standing on the quieter Western end of the village perfect sunsets and sea breezes may be enjoyed from the balcony whilst the sound of the sea breaking on the shoreline is just occasionally disturbed by the bleating of sheep in the neighbouring fields.

The property was built in 1979 for the present owner and has now been offered for sale for the first time. The rooms are spacious and the arrangement of accommodation is flexible, including on the ground floor, Entrance Porch and Hall, a lovely big 21ft Lounge with fireplace and woodburner and featuring patio doors for direct access to the Conservatory. There is a modern Kitchen, ground floor Bathroom and Dining Room. The Dining Room could easily be used as a 4th Bedroom if required.

On the first floor there is a further Bathroom and the 3 Double Bedrooms including the 21ft Master Bedroom which has the space to sub divide and make an En-Suite if required. The 2nd Bedroom meanwhile has patio doors for direct access onto the balcony.

Externally, there is easy to manage enclosed lawn gardens to front and rear, attached garage and gated driveway for easy off road parking.

Croyde is one of North Devon's most admired village resort famous for its golden beaches and atlantic surf. The village nestles in a bay surrounded in lovely countryside and with its old world village houses and cottages retains all its authentic rural charm. Sunset is just a short stroll from the beach whilst the village with its shops and restaurants is all easy level walk. Further details and approximate measurements are as follows:-

#### ENTRANCE PORCH

With stone floor, double glazed windows and doors and second door leading to

#### HALL

With ceramic tiled floor and stairs to first floor. Storage heater and door to

#### INNER HALL

With ceramic tiled floor continued through

#### LOUNGE 21'3 X 11'8 (6.48M X 3.56M )

With fireplace feature, wood burner and double glazed window to front, coved ceiling, storage heater and double glazed patio doors leading through to the sunny Conservatory

#### CONSERVATORY 11'3 X 5' (3.43M X 1.52M)

With stone floor, double glazed windows, lovely sea views and door to garden

#### KITCHEN 11'10 X 9' (3.61M X 2.74M)

With ceramic tiled floor, fitted with a single drainer stainless steel sink unit with a range of modern cupboards, drawers and work surfaces, matching wall cupboards. Plumbing for washing machine and space for cooker and additional appliances. Ceramic tiled walls and double glazed window and lovely sea view. Door to

#### DINING ROOM 12' X 9'10 (3.66M X 3.00M)

With storage heater, double glazed window to front and door to

#### BATHROOM

Fitted with a white suite incorporating a panelled bath with shower over, pedestal hand basin and low level W.C, ceramic tiled floor and fully tiled floors, fan heater and double glazed window

#### FIRST FLOOR LANDING

With hatch to loft, large airing cupboard with tank and shelving

#### BEDROOM ONE 21'3 X 9'10 (6.48M X 3.00M)

With double glazed windows to front and rear, fabulous sea views, coved and storage heater. This Bedroom could easily be sub divided to make an En-Suite if required

#### BEDROOM TWO 11'8 X 10'6 (3.56M X 3.20M )

Coved ceiling and sliding patio doors leading out to the Balcony feature. Fabulous views over open fields and across the atlantic to Lundy Island in the distance

#### BEDROOM THREE 11'7 X 10'4 (3.53M X 3.15M )

With coved ceiling, storage heater and walk in wardrobe cupboard

#### BATHROOM

With a panelled bath, pedestal hand basin and low level W.C, ceramic tiled walls and double glazed windows

#### OUTSIDE

The property is located in a private cul de sac and is pleasantly set back from the roadside. A gated driveway offers easy off road parking and leads to the

#### ATTACHED GARAGE 17'3 X 9'10 (5.26M X 3.00M)

With up over door to front, light and power and courtesy door to rear.

Immediately in front of the property is a lawn garden with wild flower bed and fruit trees, access around the side to the rear where there is an enclosed lawn garden with timber shed and log store.

