



Withycott







Withycott Barton Close Lane

Georgeham, Branton, Devon, EX33 1HX

Georgeham, Branton, Putsborough beach, Woolacombe, Ilfracombe & Exmoor, all within easy access

An individual modern detached bungalow offering spacious & well presented accommodation, together with good sized garden and excellent detached garaging/workshop, all in a peaceful & sought after location, close to the coast

- Open plan Sitting/Dining/Sun Room
- Bedroom 'wing', Inner Study Hall
- Excellent double garage/workshop
- Extensive parking. 0.49 acre garden adj. fields
- Council Tax Band C
- Modern fitted Kitchen, Utility area
- 4 Bedrooms, 3 Bath/Shower Rooms
- Potential to convert stpp.
- Rural bungalows are a rare commodity!
- Freehold

Guide Price £775,000

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SITUATION & AMENITIES

The property is situated off an un-made country lane, which eventually becomes unpassable by vehicles and doubles up as a footpath, allowing access to Woolacombe beach – about 1 ½ miles away. The property is surrounded by open countryside and just a short drive away from the golden sands of Putsborough Beach, as well as the pretty village of Georgeham with its quaint pubs and village shop. Georgeham and surrounding parish, is in an area of Coastal Preservation and Outstanding Natural Beauty. A little further afield are the equally popular beaches and surfing resorts of Croyde and Saunton (also with Championship Golf Course). Branton village is about 4 miles and offers an excellent range of facilities providing for day-to-day needs, as well as Tesco supermarket and health centre. The coastal resort of Ilfracombe is also easily accessible. Barnstaple, the regional centre, is about 10 miles and houses the area's main business, commercial, leisure and shopping venues, as well as Pannier Market, live theatre and district hospital. The natural beauty of Exmoor is about 11 miles. The County City of Exeter is about 50 miles and Jct.27 of the M5 Motorway about 75 minutes. Tiverton Parkway offers a fast train service to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter. The area is well served by excellent state and private schools, including the renowned West Buckland school.

DESCRIPTION

This individual detached bungalow presents painted rendered elevations with double glazed doors and windows, beneath a slate roof. We understand that the core was constructed around 1987, but the property was extended and completely remodelled between 2022 and 2024. The accommodation is bright, spacious, well-presented and arranged in two 'wings' which separate the living and the bedroom 'wings'. Externally there is an excellent detached garage of matching cavity construction to the house, which incorporates double garage/workshop with storage above. This has provision for plumbing and could potentially be converted into ancillary accommodation, subject to planning permission. There is extensive parking/motorhome/boat space, as well as good sized gardens which have been landscaped with ease of maintenance in mind and adjoin open countryside.





ACCOMMODATION

ENTRANCE HALL utility cupboard with plumbing for washing machine, vent for tumble dryer, Worcester oil-fired boiler for central heating and domestic hot water, cupboard for coats hanging and keys as well as fuse box. WET ROOM fully tiled with underfloor heating, corner wash hand basin, low level wc. The LIVING AREA is arranged as four distinct zones. Within the SITTING zone is a fitted 10k/w wood burner which heats the entire space. Within the GARDEN ROOM zone there are three walls of UPVC glazed windows overlooking the garden with lovely pastoral views beyond, and incorporating a door to the SUN DECK – ideal for Al fresco dining. The DINING zone leads onto the KITCHEN zone in a light grey theme with anthracite effect work surfaces and splashbacks. Fitted appliances include Bosch double oven and microwave, AEG calor gas hob and extractor hood, Bosch fridge/freezer, AEG integrated dishwasher. There is a 1 ½ bowl stainless steel sink unit. There is wood effect flooring throughout the living areas. Door to INNER HALL/STUDY and the BEDROOM 'WING'. BEDROOM 1 triple aspect, UPVC door to SUN DECK, tv and internet connections. BEDROOM 2. BEDROOM 3. BEDROOM 4. FAMILY BATHROOM wood panelled bath with overhead shower and folding shower screen, low level wc, pedestal wash basin, mirror fronted medicine cabinet, shaver point, AIRING CUPBOARD with pre-lagged cylinder, ladder-style heated towel rail, tiled flooring. SHOWER ROOM with cubicle, overhead and handheld units, toiletries niche, wash hand basin, mirror fronted medicine cabinet, shaver point, low level wc, wood effect flooring, ladder-style heated towel rail/radiator.

OUTSIDE

From the lane there is a wide-open access to an extensive car parking area which continues with a bay to the left of the dwelling, a bay to the left of the garage and additional parking to the right of the garage – possibly space for 10/12 vehicles including motorhome, caravan, boat, etc. As previously mentioned, the GARAGE is of cavity wall construction and is currently utilised as a WORKSHOP. There are two windows, an electric roller door, power and light connected, storage loft, inspection pit, 32 amp fused socket. To the right of this is a concealed oil tank. The GARDENS are mainly to the rear and right of the dwelling and these are laid to sweeping lawns interspersed with young and mature trees. There is a GREENHOUSE and the entirety is enclosed by fencing or Devon Bank.

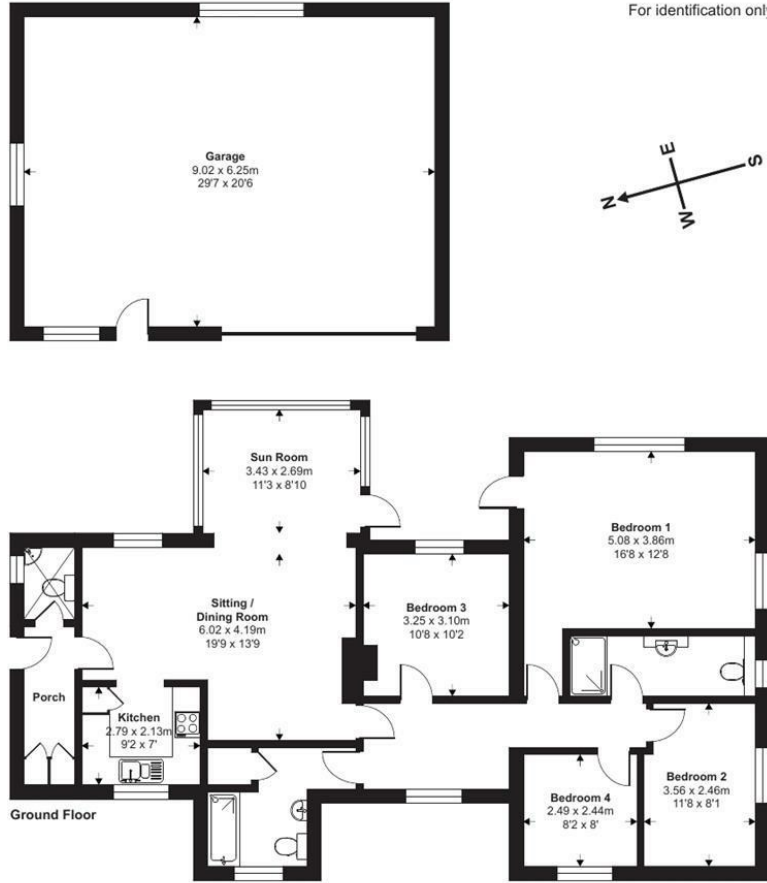
SERVICES

Main electricity and water. Drainage is to a private system. Central heating is oil-fired supplemented by the wood burner, which has a back boiler in order that the oil and solid fuel systems can work in tandem if required.

DIRECTIONS

Leaving Braunton in a Northerly direction on the Ilfracombe road, pass through Knowle past the turning to North Buckland and after about a further 500 yards or so bear left signposted Spreacombe and Venn Quarry. Continue along this land, passing the Quarry on your right. The road then splits. Bear left over the stone bridge. Continue for a further mile or so and the entrance to Barton Close Lane (unmarked) is on the right, shortly after a farm complex. Continue up the lane and the property is the first on the left.

Approximate Area = 1256 sq ft / 116.7 sq m
Garage = 653 sq ft / 60.6 sq m
Total = 1909 sq ft / 177.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1350498



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



