Bloomfield House & Cottages

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Bloomfield House & Cottages,

Braunton, Devon, EX33 2LA

A detached period home in a secluded location within close proximity of the village amenities, with an additional four separate units which are income producing

Situated within close proximity of Braunton village, with easy access to the renowned beaches of Saunton & Croyde, as well as Saunton Golf Club, this exceptional period residence combines a beautifully presented family home, with outstanding income-generating potential

- Substantial 6 bed Period Residence
- PP granted for a four-bedroom detached dwelling within the grounds
- Established long-term rental income of approximately £40,000 per annum
- Ample driveway parking & double garage
- Freehold
- Four income producing annexes
- Glorious views towards the Estuary & Braunton Burrows
- Beautiful mature gardens extending around the property
- Council Tax Band F

Guide Price £1,900,000

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SITUATION & AMENITIES

The property enjoys a peaceful setting just off a popular residential road, within easy walking distance of the centre of Braunton. Regarded as one of the largest villages in England, Braunton offers an excellent range of everyday amenities including independent shops, supermarkets, cafés, restaurants, primary and secondary schools, and a Tesco Superstore. North Devon's renowned sandy beaches at Croyde, Saunton, Putsborough and Woolacombe are all within approximately five miles, offering some of the country's finest surfing, coastal walks and outdoor pursuits. Saunton is also home to its championship golf course. Barnstaple, approximately six miles to the south-east, provides the area's principal commercial, shopping and leisure facilities, together with the District Hospital, Pannier Market and theatre. The A361 North Devon Link Road provides convenient access to Junction 27 of the M5, while nearby Tiverton Parkway offers regular rail services to London Paddington in just over two hours. Exeter and Bristol airports are both within easy reach, and Exmoor National Park lies less than 30 minutes away by car. A selection of highly regarded independent schools can also be found throughout the region.

DESCRIPTION

Bloomfield House is an impressive detached period residence occupying a private position close to the heart of Braunton with wonderful views over the estuary and Braunton Burrows. The property comprises an elegant six-bedroom principal house together with four self-contained residential units, currently producing an established long-term rental income of approximately £40,000 per annum, with scope to enhance this further if desired. Set within generous mature grounds, the property benefits from extensive parking, a double garage and granted planning permission for the construction of a detached four-bedroom dwelling within the grounds, presenting an exceptional opportunity for further development or future investment.

ACCOMMODATION

GROUND FLOOR

A welcoming entrance hall provides access to the beautifully presented sitting room, featuring an attractive fireplace and double doors opening onto the terrace and gardens. To the rear is a ground-floor double bedroom with adjoining shower room, ideal for guests or multi-generational living.

The impressive kitchen/dining room has been thoughtfully redesigned to create a spacious open-plan living area, perfectly suited to modern family life and entertaining. Adjoining this is a versatile second reception room, currently used as a playroom but equally suitable as a snug, home office or formal dining room. A practical utility room completes the ground floor accommodation.

FIRST FLOOR

The first floor offers five generous double bedrooms. The principal suite benefits from a dressing area and en-suite bathroom, while two further bedrooms also enjoy en-suite shower rooms.

THE COTTAGE

Adjoining the principal residence, The Cottage provides excellent self-contained accommodation, comprising a double bedroom, living room, kitchen and shower room. It is ideal for a dependent relative, guest accommodation or additional rental income.

THE COACH HOUSE

Positioned above the detached double garage, The Coach House is currently let on a long-term basis and comprises a one-bedroom apartment with an open-plan kitchen/living room.

THE COURTYARD

This well-proportioned two-bedroom maisonette features an open-plan kitchen/living room, with two double bedrooms and a bathroom on the first floor. It is currently occupied by a long-term tenant.

THE COBB

The Cobb is a Ground Floor apartment offering an open-plan kitchen/living room, two bedrooms and a family bathroom. It is also currently let on a long-term tenancy.

OUTSIDE

A sweeping driveway provides an impressive approach to Bloomfield House, leading through beautifully maintained mature gardens to the front of the property. The grounds are predominantly laid to lawn with established trees and shrubs, complemented by a delightful terrace immediately outside the house, creating an ideal setting for outdoor dining and entertaining. Tucked away within the gardens is a productive fruit and vegetable garden, while generous tarmac parking is provided to the front of the house, together with additional parking serving the rental properties.

PLANNING PERMISSION

Planning permission (North Devon Council Reference **78201**) has been granted for the construction of an attractive detached four-bedroom dwelling, discreetly positioned within the grounds. The approved design has been carefully considered to preserve the privacy and setting of Bloomfield House while offering significant development potential.

SERVICES

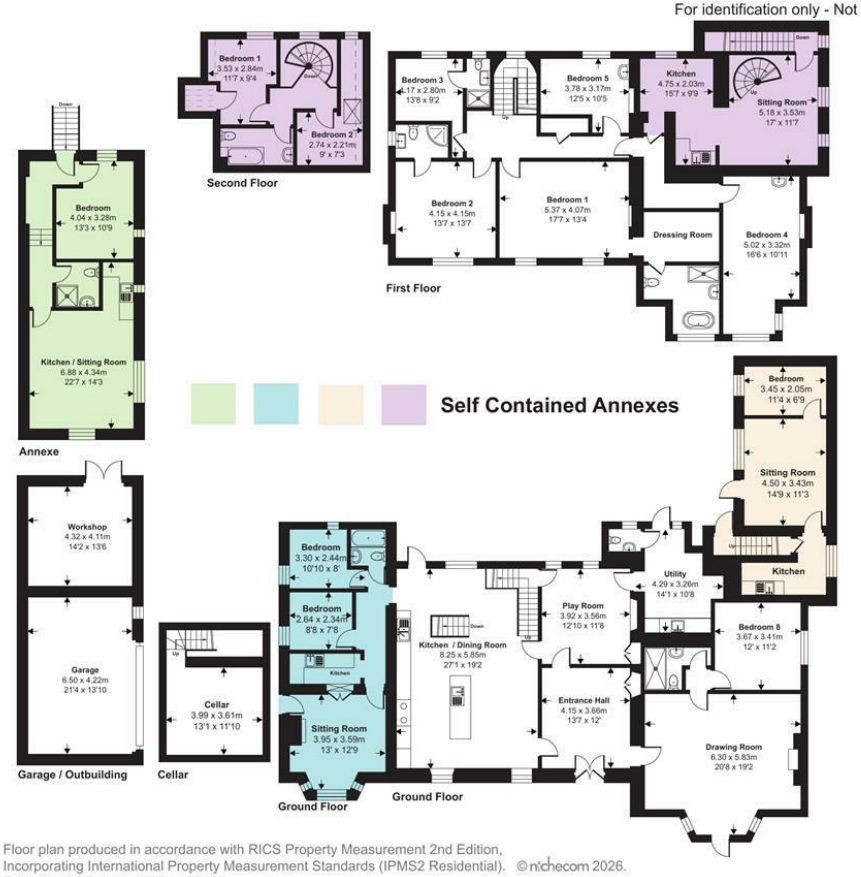
Mains gas, electricity, water and drainage. Gas-fired central heating. The property also benefits from a private borehole, providing an additional water supply, together with solar panels which supplement the mains electricity.

Council Tax Bands:-
Main House - Band F
The Cobb - Band A
The Coach House - Band A
The Courtyard - Band A

Denotes restricted head height

Approximate Area = 4499 sq ft / 418.1 sq m
Limited Use Area(s) = 41 sq ft / 3.8 sq m
Annexe = 888 sq ft / 82.4 sq m
Garage = 302 sq ft / 28 sq m
Outbuilding = 192 sq ft / 17.8 sq m
Total = 5922 sq ft / 550.1 sq m

For identification only - Not to scale



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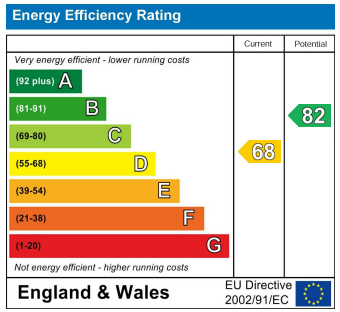

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