

Tamarisk

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Tamarisk, 4 Broad Park Close

Croyde, Braunton, Devon, EX33 1NR

In a quiet 'no through road' within walking distance of the beach, surf & village amenities. Saunton golf club, 15 minutes

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A substantial detached residence offering bright, spacious, well presented & versatile accommodation, set in 0.73 acre plot and commanding superb distant sea views

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- Hall, Sitting/Garden Room, Dining Room
- 4 Bedrooms [2 on ground floor] 3 Baths
- Could suit dual occupation
- Well tended gardens including paddock
- Council Tax Band F
- Snug, Kitchen, Utility, Study/Bedroom 5
- Integral garage with potential, Ample Parking
- Suit Main/Second home, UK Base, Holiday let
- No Upward Chain
- Freehold

Guide Price £1,250,000

Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | barnstaple@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

SITUATION & AMENITIES

Croyde and its neighbouring surfing beaches are the nearest in the South West to London, the South East and The Midlands, and only 45 miles from the M5. The village lies on the South West Coast Path near to Baggy Point, which is owned by The National Trust. It also lies within the North Devon Coastal Area of Outstanding Natural Beauty. Croyde has become internationally renowned for its superb surfing beach, which has hosted numerous top-ranking surfing competitions. The village is also one of the West Country's most popular areas in which to live or holiday, consistently featuring in the national press and holiday/property programmes. Croyde offers an eclectic mix of picture-postcard cottages nestling beside contemporary homes, as well as a good range of local shopping facilities and amenities which are within walking distance of the property. Tamarisk is situated in an exclusive no-through road adjoining open fields, enjoying distant sea views and within walking distance of the beach and surf, as well as beautiful walks around the headlands. The area is part of the first World Surfing Reserve in the UK and the 2nd in Europe. The property is ideally situated to explore other nearby beaches and the coastline of Putsborough, Saunton (also with Championship Golf Course), Woolacombe, Lee, Ilfracombe, and Exmoor with its rocky coastline. The nearby larger village of Braunton - about 5 miles - provides a wider range of local amenities which include post office, banking facilities, health centre, primary and secondary schooling, pubs, restaurants, library and a good range of shops. North Devon's regional centre of Barnstaple is just over 10 miles and houses the area's main business, commercial, leisure and shopping venues, as well as Pannier Market and district hospital. The North Devon Link Road (A361) can be accessed at Barnstaple and provides a link to the M5 at Jct.27, where Tiverton Parkway has a regular mainline service to London Paddington in just over 2 hours. The area is well served by excellent state and private schools including the renowned West Buckland private school, with a daily bus to/from the school from Croyde village centre. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

Tamarisk ticks many boxes as it is rare to find a property in a premier coastal village with superb sea views and paddocks, which offers generous, well-presented accommodation with scope to provide even more. This substantial detached chalet-style residence presents painted rendered elevations with double glazed doors and windows, beneath a tiled roof. The accommodation is bright, spacious, versatile and could potentially suit dual occupation by parts of the same family. The reference of scope to develop further includes the extensive roof space and integral garage, subject to any necessary consents being achieved. The Ground Floor bedrooms – especially the one with the ensuite – also futureproof the property in case stairs become an issue. The dwelling is complemented by delightful well-tended landscaped gardens, which are South-facing and include a series of terraces and points to follow the sun around and enjoy different vistas. At the front is a brick-paved sweeping in-and-out driveway, with a separate gateway providing additional access to the rear gardens and adjoining private paddocks/orchard. SPECIAL NOTE – the existing stable block is a temporary structure on hard standing, which can potentially be purchased by separate negotiation if required.













ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY with coats cupboard. Inner door leading to ENTRANCE HALLWAY staircase rising to FIRST FLOOR (described later), AIRING CUPBOARD housing hot water cylinder with slatted shelving. KITCHEN fitted with a range of matching white wall and base units with grey rolled top work surfaces, inset 1 ½ bowl stainless steel sink and drainer with mixer tap, tiled splashback, integrated NEFF induction hob with extractor over, NEFF electric double oven and grill, space for freestanding fridge/freezer. Door into SNUG area. Opening into DINING ROOM. Stunning GARDEN ROOM with views towards Lundy Island, Croyde Bay and over the generous gardens, wall-mounted air conditioning unit. French doors lead out to SUN TERRACE. Ground Floor BEDROOM 1 window to rear overlooking the garden and towards the coast, built-in wardrobes and bedroom furniture including dressing table, drawers and bedside cabinets with storage above. BEDROOM 2 with stunning views to the rear elevation, over the garden and towards the coast. ENSUITE and DRESSING ROOM with built-in furniture, walk-in shower with glazed curved shower cubicle and electric Mira shower unit, pedestal wash basin, mirror, light and shaver point, low level wc, wall mirror, walk-in wet room style shower, extractor fan, two heated towel rails. UTILITY ROOM with side door leading to GARDEN, space for white goods, Belfast sink, work surface with storage shelving and cupboards below, wall mounted units and space for freezer. Door into INTEGRAL GARAGE with electric up-and-over door, window to side, power and light connected.

FIRST FLOOR

LANDING. BEDROOM 3 far-reaching views towards the coast and countryside – again enjoying views of Lundy Island. Built-in wardrobes and bedroom furniture, storage in eaves. BEDROOM 4 – also enjoying the same aspect with coast and countryside views, loft access via hatch, storage in eaves. BEDROOM 5 currently used as an office with bespoke built-in desk and furniture, superb views of the rear towards the coast. SHOWER ROOM pedestal wash basin, mirror and shaver point above, low level wc, walk-in shower, part-tiled walls.

OUTSIDE

To the front of the property is a block paved gated in-and-out driveway with stocked borders and a lawned area leading to the side and rear GARDENS, enclosed oil tank and gated access at the side with paved pathway, outside water tap and lighting. To the rear is a large SUN TERRACE - ideal for Al fresco dining and to enjoy the beautiful views over Croyde. There is a mainly level garden with pebbled areas and paved pathways. Steps lead to landscaped gardens surrounded by lawn and gate leading to the adjoining land with SMALL PADDOCKS that have previously been used as an orchard, a wild flower meadow and football/games area. Underneath the property is a useful STORAGE AREA, also housing the oil-fired boiler.

SERVICES

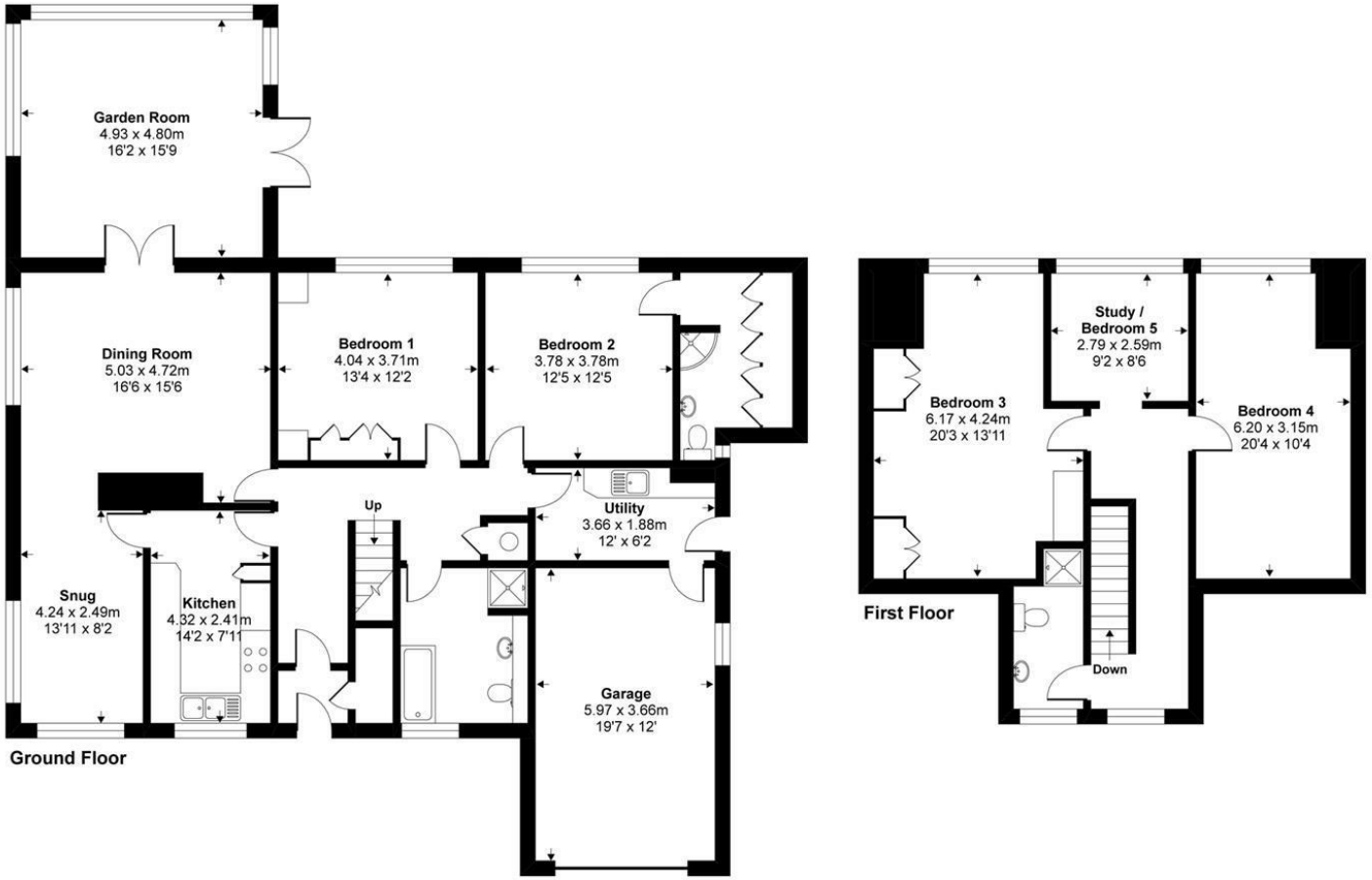
Mains drainage, electricity and water. Oil-fired central heating.

DIRECTIONS

From the centre of the village of Braunton, turn left onto the B3231 signposted to Croyde. Continue for 4.7 miles, passing Saunton and round the headland into Croyde itself. In the centre of the village you will pass The Thatch and Billy Budds pubs on the left. Shortly after the parade of shops bear left into Jones' Hill. Take the 1st turning on the left onto Moor Lane and then the next left again into Broad Park Close. The property is the 2nd one on the right-hand side.

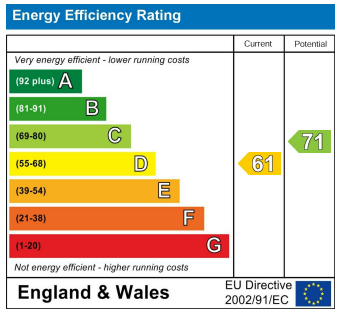
Approximate Area = 2546 sq ft / 236.5 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Stags. REF: 632746



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