

STAGS

# 17 Orchard Grove

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Croyde, Braunton, Devon, EX33 1NF

Croyde Beach, Village & open countryside - within walking distance. Saunton beach/golf club -10 minutes

POSITION ! POSITION ! POSITION ! - A newly refurbished detached bungalow, offering generous & versatile accommodation in a quiet residential cul-de-sac, within easy walking distance of the beach/village amenities

- Ideal Main/2nd home/UK base/Holiday let
- 2 New Bathrooms, New kitchen & utility
- Large sun deck, outbuilding, off street parking
- Potential to extend/convert roof space stpp.
- Council Tax Band C
- 3 Double bedroom bungalow
- Sitting Room, Dining room
- Secluded, west facing garden
- No upward chain
- Freehold

## Guide Price £615,000

### SITUATION AND AMENITIES

In a quiet residential, 'no through' road, very close to the centre of Croyde. The village lies on the South West Coast Path near to Baggy Point which is owned by the National Trust, it is also 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 and forms part of the North Devon Surfing Reserve. The village is also one of the West Country's most popular areas in which to live or holiday, consistently featured in the National Press and holiday/property programs and offers an eclectic mix of picture postcard cottages nestling next to contemporary homes as well as a good range of local shopping facilities and amenities. The property is ideally situated to explore the nearby beaches and coastline of Ilfracombe, Lee, Putsborough, Saunton (also with a championship golf course), Woolacombe and Exmoor with its rocky coastline. The nearby larger village of Braunton provides a wide range of local amenities to include, post office, banking facilities, health centre, primary school, senior school, pubs, restaurants, library and a good range of shops. North Devon's regional centre, Barnstaple, is about 10 miles and houses the area's main business, commercial, leisure and shopping venues as well as District Hospital. The North Devon Link Road can be accessed at Barnstaple and provides a link to the M5 at Tiverton, at Junction 27 where Tiverton Parkway station has a regular mainline service to London Paddington in just over 2 hours. The nearest international airports are at Bristol or Exeter.







## DESCRIPTION

This detached single storey residence, presents elevations of newly painted render and double glazing under a tiled roof. The original core possibly dates from the late 1960s/ early 1970s however, within recent months the property has been generally improved, refined and updated. Improvements include; new wiring and mainly new LED lights, new kitchen with appliances, new bathrooms, some new double glazing, new decorations throughout, new floor coverings throughout including Amtico herringbone wood effect flooring to the living areas and carpets to the bedrooms, upgrade of the central heating system, the installation of wired heat & smoke alarms. Outside, there are new facias and gutters, a large new sun deck/Al Fresco dining area, a new water tap and at the front an electric car charging point. The loft is vast and has potential to convert with staircase rising from the largest of the existing bedrooms without encroaching too much on the room itself.. There is also room at the rear to extend. (subject to planning permission). The property is complemented by a delightful secluded, west facing garden and off street parking with scope to create more. There is an outbuilding in the rear garden which could potentially be replaced by a module building to provide a studio/office etc.

## ACCOMMODATION

ENTRANCE HALL door through to SHOWER ROOM comprising a three-piece suite, shower cubicle with electric shower, pedestal hand wash basin, WC, opaque window to front elevation, radiator. KITCHEN/BREAKFAST ROOM double height room with extra-large Velux. There are an excellent range of new units in a two tone cloud blue and cashmere theme, with work surfaces topped by quartz. Fitted appliances include oven/microwave, induction hob, integrated dishwasher, American style fridge/freezer, within recess. Fitted solid oak breakfast table. Pair of double glazed doors to rear garden. Attractive pair of multi-paned arched glazed doors to through to DINING ROOM window overlooking rear garden. UTILITY ROOM with cupboard housing washing machine and tumble drier, door to garden. The SITTING ROOM is accessed either via the dining room, or through another set of multi-paned arched casement doors from the kitchen. This features a picture window to front elevation and ornamental stone fireplace. Door through to INNER HALLWAY & THE BEDROOM 'WING' with airing cupboard. BEDROOM 2 window to front elevation, currently set as twin with built-in cupboards, pastoral views. BEDROOM 1 dual aspect room to side and front, space for large wardrobe, loft hatch with drop down ladder through to partially boarded and insulated LOFT SPACE. BEDROOM 3 double room with window to rear elevation. FAMILY BATHROOM three-piece suite including shower cubicle with both hand held and drench units, wash basin with illuminated none fog wall mirror over , WC. underfloor heating.

## OUTSIDE

Good sized REAR GARDEN with extensive sun deck. Otherwise, mainly laid to lawn with well established mature shrubs to the rear. FURTHER CIRCULAR PATIO AREA in the western corner. WOODEN SHED with bunded oil tank behind. One can hear the surf from the rear garden & there are views of the headland. Side access leading to the front with floor mounted Worcester boiler. To the front there is ample off-street parking, potential to create further spaces and hedge screen to the road.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating. According to Ofcom, Gigabit broadband is likely at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: https://checker.ofcom.org.uk/ The vendors advise us that they have had the property assessed for solar panels and that the rear roof slope would apparently take 14 panels.

## DIRECTIONS

From Braunton take the coastal road in to Croyde Village, continue on to the centre, just past The Thatch, take the right turn into Cloutman's Lane then take the first turn right into Orchard Grove. Number 17 can be found on the right hand side with the number plate clearly displayed.

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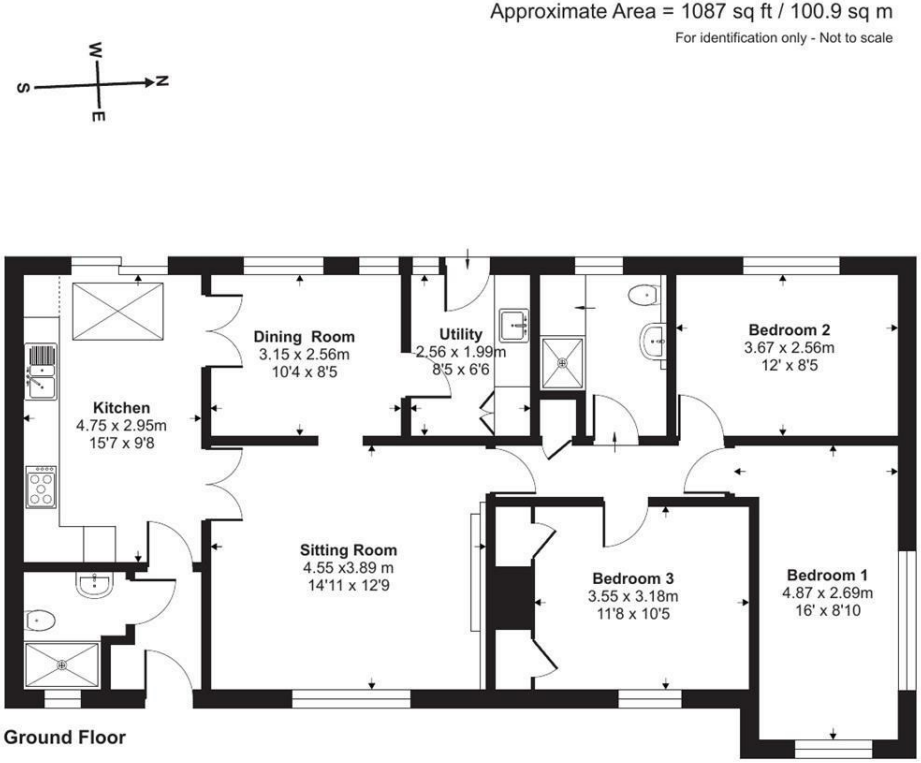


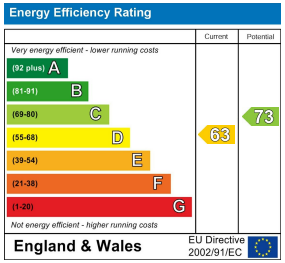




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