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SOL-Y-MAR, LANGS FIELD

Croyde, Braunton, EX33 1QD

£750,000 FREEHOLD

Predicted Rental Income £2,000pcm

CBR 6 3 2 E

For sale in Croyde is this surprisingly deceptively spacious villa style property within walking distance to the beach. Versatile accommodation, currently with six bedrooms, two en-suites, family bathroom and open living accommodation, low maintenance garden and generous terrace/balcony to enjoy the views. Garage and parking. EPC: E.

Braunton Office: 9 The Square, Braunton, North Devon, EX33 2JF **Email:** braunton@webbers.co.uk

Key Features

- DECEPTIVELY SPACIOUS HOME ENJOYING WONDERFUL SEA AND LUNDY VIEWS
- GENUINE RETIREMENT SALE
- 6 BEDROOMS (5 DOUBLES AND ONE 1 SINGLE)
- 2 EN-SUITES PLUS FAMILY BATHROOM
- OPEN STYLE LIVING SPACE WITH LIVING/DINING AND KITCHEN PLUS FABULOUS ATRIUM
- TOTAL FLOOR AREA APPROXIMATELY 160 SQUARE METRES
- LOW MAINTAINANCE GARDEN WITH VIEWS FROM DECK TO SEA AND LUNDY ISLAND PLUS GENEROUS BALCONY/TERRACE
- WALKING DISTANCE TO THE BEACH AND VILLAGE
- GARAGE AND PARKING
- SET ON PRIVATE ROAD

Overview

For sale in Croyde is this surprisingly spacious villa style home which is just a short walk from the beach and village and it enjoys fantastic views to the sea and Lundy Island.

Once you step inside, you really do not expect the generous accommodation that is on the other side which extremely versatile to suit many different lifestyles and it has many interesting features.

Currently a successful holiday let, the property comprises ground floor bedroom with en-suite on your right and bespoke open stairs on the left to a store room/snug. In front of you is a wood framed and glazed atrium which really is a lovely feature and this connects the indoors to outdoors. The kitchen is fitted with a range of wall and base units with built-in eye level oven, integrated fridge/freezer and washing machine. An island unit houses the halogen hob with extractor over and this looks over the dining area which in turn leads to the living room. Beyond this is an inner hall with ground floor twin bedroom and modern family bathroom. On the first floor there are three double bedrooms (one with en-suite facilities) and a single/bunk room. The two rear bedrooms have access to the generous balcony/terrace and enjoy the fabulous views to the sea and Lundy island.

Outside, there is a partial integral garage to the property and storm porch, parking to the side of this and gate leading to the rear garden which is a low maintenance garden with raised stone walls and to the rear of the property is a covered deck which enjoys the fabulous views, here you will find the hot tub. As mentioned above, from the first floor, there is access to a balcony which really does enjoy superb views to the sea, countryside and across to baggy point.

In all this is a good sized property with fabulous views and within walking distance to the beach.























The Area

Croyde has been a popular destination for generations and as well as Surfers and families, walkers come here to enjoy the National Trust land and South West Coast Path walks to Baggy Point, Saunton Down etc. Another huge draw is for golfers as stated below. The beaches of Putsborough, Woolacombe and Saunton are also within easy reach. North Devon has become the 12th location to be selected as a World Surfing Reserve. Croyde itself is a picturesque village with an eclectic mix of traditional thatched cottages and pubs mixed with modern day homes really making it a village for all ages and walks of life. The amenities include a modern village store, post office, hairdressers, surf shops, pubs and restaurants, a children's playground which has been recently renewed and upgraded, village hall and of course there are the outstanding vistas and surfing beach of Croyde Bay. A primary school in the neighbouring village of Georgeham is popular with families and Braunton Academy is around 5 miles away for the secondary education. Braunton offers a wider range of amenities including supermarket, local and national shops, doctors, dentists, schooling etc. Saunton Golf Club is nearby and with its renowned championship East and West Courses - links golf at its finest – it is a test for even the most experienced golfer.



Services and Utilities

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

AGENTS NOTE: Genuine retirement sale, going concern with all furnishing

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk



Directions

Coming from Braunton, at the main set of traffic lights, with our office on your right, turn left on to Caen Street heading towards Saunton and Croyde. Once you arrive in Croyde, continue along Downend and take the first turning on the right in to Langs Field. The property is found towards the top of the road on the right hand side with name plate clearly displayed.

what3words

lend.privately.taller

View this property

Please contact our Braunton Office on 01271 812263

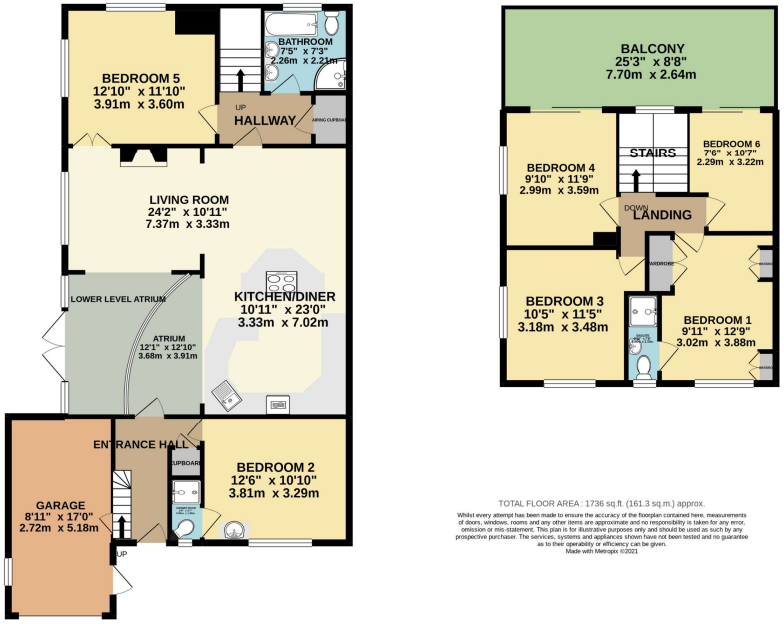
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

Viewing

Please contact our **Braunton** office on **01271 812263** if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.

1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1736 sq.ft. (161.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk
Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting** https://checker.ofcom.org.uk

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