



DISCREETLY AVAILABLE



DISCREETLY

Croyde, Devon, EX31 1RP

In a quiet residential location within walking distance of village amenities, the beach & open countryside.

Discreetly on the market - A beautifully presented & prestigious detached family residence including self contained ground floor annexe in this favoured coastal village.

- Hall, Cloakroom, Boot Room
- Master Suite & Balcony
- Intercommunicating but s/c annexe;
- Excellent detached garage/workshop
- Suit main home/2nd home/UK base/Holiday let
- Sitting Room, Dining Room, Kitchen
- 4 Further Bedrooms, 4 Bathrooms
- Reception Room, Bedroom, Wet Room, Kitchen
- Additional parking. Manageable garden
- Council Tax Band F. Freehold

Guide Price £2,000,000

SITUATION & AMENITIES

Croyde and its neighbouring North Devon surfing beaches are the nearest in the South West to London, the South East and the Midlands, and only about 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 featured in the national press and holiday/property programmes. The village 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 a Championship Golf Course), Woolacombe, and Exmoor with its rocky coastline. The nearby larger village of Braunton provides a wide range of local amenities, which include post office, banking facilities, health centre, primary and secondary schools, pubs, restaurants, library and good range of shops. North Devon's regional centre of Barnstaple is about 10 miles and houses the area's main business, commercial, entertainment, leisure and shopping venues. The North Devon Link Road can be accessed at Barnstaple, and provides a link to the M5 at Tiverton (Jct.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 and Exeter.

FURTHER INFORMATION

The property is currently available on a discreet basis only and as such the

CROYDE BAY NEARBY



map does not show the actual location.

For further information please contact the Barnstaple Office on 01271 322 833
or email barnstaple@stags.co.uk

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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