

Kittiwell House

CROYDE BEACH NEARBY







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St. Marys Road/Combas Lane, Croyde, EX33 1PG

Croyde & Putsborough beaches within walking distance. Amenities close by. Saunton golf club 15 minutes

A major portion of a Grade II Listed Devon longhouse with guest annexe in a quiet 'oasis' close to Croyde & Putsborough beaches

- Amazing 68' long Sitting/Dining/Kitchen
- Galleried & Vaulted Study Landing
- Detached Guest Room/Annexe
- Courtyards & Terraces
- Council Tax Band A & Business rated
- Utility/Boot Room, Shower Room
- 3 Bedrooms, 3 Bathrooms
- Bed 4/Sitting Room & Shower Room
- No upward chain
- Freehold

Guide Price £895,000

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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 (the unmade lane immediately adjacent to the property leads directly to Putsborough beach), Saunton (also with 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 schooling, pubs, restaurants, library and a good range of shops. North Devon's regional centre of Barnstaple is about 10 miles away and houses the area's main business, commercial, entertainment and shopping venues. 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 nearest international airports are at Bristol and Exeter.

DESCRIPTION

Kittiwell House is a wonderful Grade II listed family home occupying the major portion of a period longhouse, bursting with character at every turn. We understand the property dates back to around 1556 and was sympathetically modernised by the current owner to combine quality 21st Century refinements whilst retaining a wealth of original period features. Unusually for this location, the property offers plenty of off street parking as well as a quiet setting. The location is quite superb, offering space to get away from it all whilst also offering convenient access for the hustle and bustle of North Devon's premier surfing resort which is only a short walk away. Externally the property presents elevations of painted render and exposed stone, beneath a thatched roof and is classified as being of architectural and historical importance. The thatch on the porch and ridge will both be renewed as part of any sale. The main house is also complemented by The Old Laundry Room, which is a detached and single-storey unit. This offers additional accommodation consisting of a bed/sitting room, shower room, separate wc as well as a private, secluded courtyard garden. This could be used as an annexe for relatives/a studio/an office or possible as a holiday rental, subject to any necessary change of use. Externally at the front is extensive parking and a small area of garden whilst to the rear there are two further sizeable courtyards. Kittiwell House is considered suitable as a wonderful family home used as a principal residence, a second home or as a potentially lucrative holiday let. Either way a viewing is highly recommended to understand all that it offers.

DIRECTIONS

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Entering Croyde from Saunton direction, proceed through the village and turn right onto St Mary's Road signed Georgeham. Continue for about 500 yards and after The Manor pub, bear left into Combas Lane. Follow the road round to the left and Kittiwell House will be found towards the end, on the left.













ACCOMMODATION

GROUND FLOOR

Front door and PORCH with slate flooring. Half-glazed inner door to open-plan SITTING ROOM/KITCHEN/DINING ROOM/2ND SITTING ROOM. The first SITTING zone is double aspect and has a part-vaulted ceiling looking up to the galleried landing above. There is a large Inglenook fireplace with Bressumer beam and fitted wood burner. A peninsular wall incorporating wine bottle holder and bookcase leads via a step to the KITCHEN/BREAKFAST ROOM zone. This has an excellent range of painted wooden units in a sage theme, topped by oak work surfaces, with matching central island/breakfast bar, which incorporates 1 ½ bowl porcelain sink, adjoining work surfaces, integrated Hotpoint dishwasher, cupboards beneath, oak breakfast bar, cupboards under. Other appliances include integrated fridge, AEG induction hob and AEG gas hob, AEG electric oven and AEG microwave. There is an oak servery area and adjacent bread oven, larder cupboards and further work surfaces with cupboards beneath. A peninsular separator with bank of cupboards in light oak and one glazed fronted leads via a step to the DINING zone. The staircase separates the 2nd SITTING zone with another Inglenook fireplace, fitted wood burner, Bressumer beam, beamed ceiling, triple aspect outlook. Half-glazed door to REAR LOBBY. Stable door to FRONT GARDEN. Tiled flooring running through to SHOWER ROOM/CLOAKROOM with shower cubicle, hand held and overhead units, low level wc, pedestal wash basin. From the KITCHEN zone there are double doors to UTILITY/BOOT ROOM with clothes airer, stripped wood flooring, utility cupboard, Belfast sink, work surface, plumbing for washing machine. Stable door and separate door to the two separate COURTYARDS, wc.

From the DINING zone the oak and glass staircase rises to FIRST FLOOR GALLERIED LANDING which incorporates a STUDY AREA. There are exposed beams, vaulted ceiling and exposed period floorboards. BEDROOM 1 double aspect, vaulted beamed ceiling, wood effect flooring. Adjacent SHOWER ROOM with tiled cubicle, hand held and overhead units, wash hand basin within an antique marble and wood wash stand, bidet, low level wc, exposed floorboards. At the opposite end of the landing is BEDROOM 2 – double aspect, ornamental period fireplace. ENSUITE SHOWER ROOM with tiled cubicle, low level wc, wash hand basin. BEDROOM 3 cupboard housing hot water cylinder. FAMILY BATHROOM panelled bath, shower attachment, pedestal wash basin, raised plinth accommodating wc and bidet, trap to loft space, tiled flooring, heated towel rail/radiator.

The Old Laundry Room is a peaceful, large stand-alone stylish BEDROOM 4/SITTING ROOM measuring approximately 15'7 x 15' with private access and sunny COURTYARD. A cosy bed and sofa bed, a 42" smart TV, Wifi, relaxing rain shower, separate toilet room and a walk-in wardrobe. There is a surfboard rack, wetsuit hanger and bucket to rinse out wetsuits.

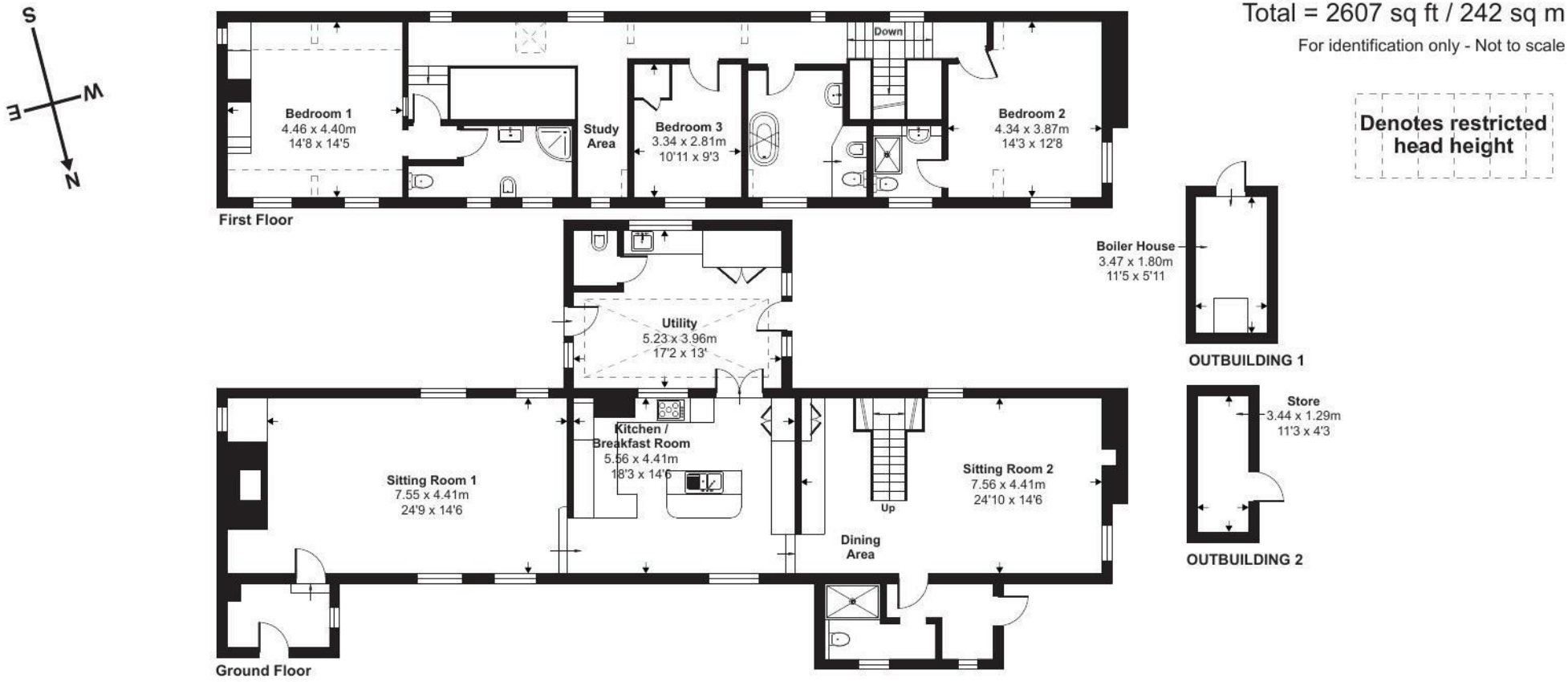
OUTSIDE

The property is approached through double gates shared with two neighbours. There is then a central courtyard, a line in which clearly defines the extensive private parking frontage to Kittiwell House, enough for 5/6 vehicles. To the right of the property is a small front TERRACE. There are borders stocked with well-established cottage plants. The original Kitty well is to the right of the front door, where there is a further small TERRACE to enjoy the sun. There is access to the right-hand side of the property to the first of the COURTYARDS, which has a gate onto Combas Lane. A raised grass bank behind with wisteria draped on the rear boundary, as well as a mature apple tree. There is a BOILER HOUSE accommodating the oil-fired boiler for central heating and domestic hot water, electrics and water pressure cylinder. There is an oil tank and a separate concrete STORE. The second COURTYARD can be accessed from the UTILITY ROOM. This is paved with gravelled borders. Steps lead up to an UPPER TERRACE, which is galleried. There is a canopy providing shade and shelter – ideal to accommodate a hot tub perhaps. Double doors link to The Old Laundry COURTYARD, which is completely self-contained and accessed independently.

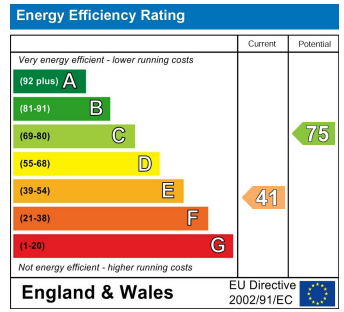
SERVICES

Mains drainage, electricity and water. Underfloor oil-fired central heating to the main house.
According to Ofcom, Ultrafast broadband is available in the area and mobile signal is likely from multiple network providers. For further information please visit https://checker.ofcom.org.uk/

Approximate Area = 2418 sq ft / 224.6 sq m
Limited Use Area(s) = 74 sq ft / 6.8 sq m
Outbuildings = 115 sq ft / 10.6 sq m
Total = 2607 sq ft / 242 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1284671



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