



Bond
Oxborough
Phillips

Changing Lifestyles

Bramble Cottage
2 Ingleton Terrace
Knowle
Braunton
Devon
EX33 2NA

Offers in the region of: £250,000

Freehold



Changing Lifestyles

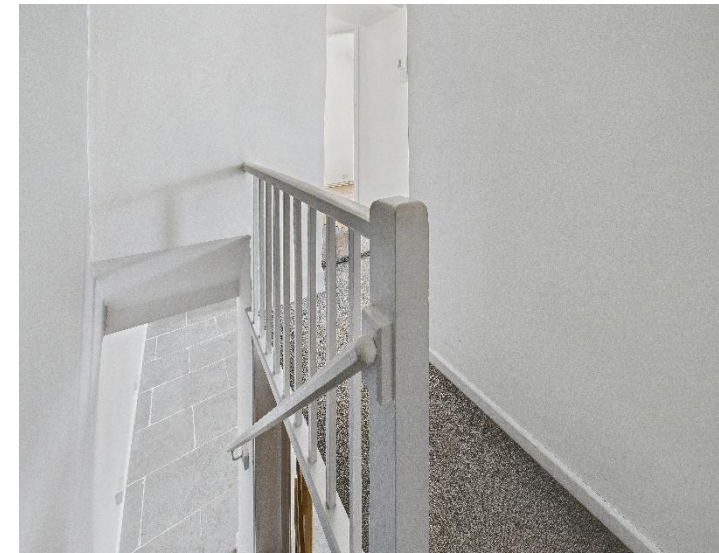
01271 866 699
ilfracombe@bopproperty.com

Bramble Cottage, 2 Ingleton Terrace, Knowle, Braunton, Devon, EX33 2NA

Beautiful 2 bedroom character cottage offering a spacious garden, parking and no onward chain...



- NO ONWARD CHAIN
- Character features throughout
- Generous south facing garden
- Outbuildings with ample storage
 - Off-road parking
- Situated in a peaceful setting only a approx. 3 minute drive to Braunton
- Nearby to famous beaches such as Saunton Sands
 - Beautifully modernised
- Ideal for growing families and investors
 - EPC: D
 - Council Tax Band: B



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Steeped in history yet crafted for modern living, this enchanting 16th Century home offers a rare opportunity to own a piece of England's heritage.

From the moment you step inside, character abounds. The striking Inglenook fireplace with bread oven and traditional flagstone floors set an inviting scene, while underfloor heating ensures year-round comfort. The spacious living and dining area flows effortlessly, ideal for cosy evenings or entertaining family and friends.

The kitchen is practical with crisp cabinetry and storage, provides space for modern appliances, blending function with timeless charm.

Upstairs, two beautiful bedrooms create peaceful retreats. The principal bedroom is light and airy, its windows opening to rooftop and countryside views, while the second bedroom offers its own unique character.

The bathroom combines period elegance with contemporary luxury, featuring a statement bath and separate shower designed for indulgent relaxation.

Full of warmth, charm and thoughtful updates, this is not just a home but a lifestyle, a unique retreat where heritage meets comfort. NO ONWARD CHAIN

Bramble Cottage is conjealed in the tranquil location of knowle, close to the centre of the village of Braunton, which is believed to be the largest village in England. Braunton has a fantastic atmosphere with trendy pubs, cafés and eateries along with useful amenities such as shops, a medical centre, hair and beauty salons and a post office. It also boasts three fantastic primary schools and a secondary school. There are many places of natural beauty close by, such as the Medieval Great Field, Braunton Burrows, and the ever popular Tarka Trail which offers fabulous hiking and cycling opportunities. Established in 1897, the Saunton 36 Hole Championship Golf Course is only 2 miles away. Also close by are Saunton, Croyde and Woolacombe which have some of the most popular, not to mention stunning, surfing beaches in the country. The vibrant town of Barnstaple, about 5 miles away, combines modern shopping amenities with a bustling market town atmosphere. The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond.

Outside The exterior of the property is equally impressive, featuring a private driveway with convenient off-road parking. Two versatile outbuildings provide ample storage or potential for workshop use, while the expansive south-facing garden creates an inviting outdoor retreat. Designed for both relaxation and entertaining, the garden includes a spacious lawn, a raised deck, and a well-positioned patio area, ideal for enjoying the sun throughout the day in complete privacy.

Agents Notes - This property is registered under Title Number and is held on a [Freehold / Leasehold – details to be confirmed] basis. It falls under the jurisdiction of North Devon District Council and is currently listed within Council Tax Band B with an annual charge of £1,956. The property is not located within a Conservation Area and, according to Environment Agency mapping, the flood risk is considered very low. The property is of traditional brick and stone construction beneath a slate roof and benefits from gas central heating. The internal floor area extends to approximately 828 sq ft / 77 sq m. EPC rating is D
Parking and access arrangements are [to be confirmed]. We are not aware of the property being Listed or within any further special planning designations, although this should be verified by your conveyancer. Any rights of way or restrictive covenants affecting the property are [to be confirmed].

According to Ofcom, mobile coverage is available from EE, Vodafone, Three and O2. Broadband availability includes basic services of approximately 8 Mbps and superfast connections of up to 56 Mbps. Satellite and fibre TV services are available from BT, Sky and Virgin.

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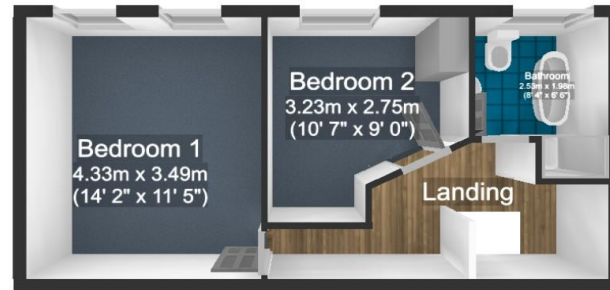


Have a property to sell or let?

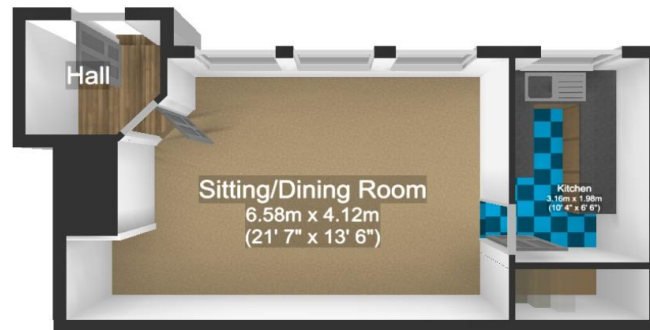
If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



First Floor



Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Directions

From our Ilfracombe office head out of town towards and at the mini roundabout take the first exit on to St. Brannocks Road. Continue up this road towards Mullacott Cross roundabout. At the roundabout take the second exit following 'Barnstaple A361' sign post. Continue along this road for approximately 9 minutes until you reach Knowle where you take a left off the A361 where the property is located with a 'for sale board' clearly located.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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