



Bramley Lodge



# Bramley Lodge

Higher Park Road, Braunton, Devon, EX33 2LG

Within walking distance of the village centre & open countryside.  
Saunton golf club/beach -10 minutes

An impressive detached chalet-style residence with good sized gardens, set on one of the most sought-after roads in North Devon

- Sought after location
- Approx. 2,658 sq ft
- Games Room
- Extensive Parking
- Freehold
- Impressive detached residence
- 5 Bedrooms & 3 Bathrooms
- Wrap around Gardens
- Double Garage
- Council Tax Band G

Guide Price £850,000

## SITUATION

Set In the highly desirable Higher Park Road area of Braunton - one of Braunton's most prestigious addresses - within an easy walk of the village centre and open countryside. Braunton is one of the largest villages in the country and has a wide range of amenities including primary and secondary schooling, public houses, medical centre, supermarket, coffee shops and good number of local stores and restaurants. There is a regular bus service which connects to North Devon's famous coastal resorts, as well as Barnstaple, which is the regional centre and houses the area's main business, commercial, leisure and shopping venues as well as Pannier Market, live theatre and District Hospital. From Barnstaple there is access onto the North Devon Link Road which provides a convenient route to the M5 Motorway at Junction 27 and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. The sandy surfing beaches at Croyde and Saunton (also with championship golf course), are approximately 3 miles to the west with Woolacombe a little further. Braunton Burrows is a wonderful UNESCO site, being one of the largest sand dune systems in the country and offers many square miles of wonderful walks, especially for dogs etc. Exmoor National Park is less than half an hour by car. The nearest international airports are at Bristol and Exeter.



## DESCRIPTION

Bramley Lodge is an impressive detached chalet-style residence, originally built in 1976 and finished with painted stone and render beneath a tiled roof. Extending to approximately 2,658 sq ft, the property offers generous and versatile accommodation, including three spacious reception rooms, five double bedrooms, three bathrooms and a superb games room. Set within mature, private gardens that wrap around the house, the home also benefits from ample driveway parking and a double garage.

## ACCOMMODATION

The hall leads into a well-appointed kitchen, which opens seamlessly into the dining room. Together, this impressive space flows into the bright, triple-aspect living room. A wood-burning stove creates a cosy focal point, while patio doors open directly onto the raised terrace, making it ideal for indoor-outdoor living.

The main bedroom benefits from a generous dressing room with fitted wardrobes, a cloakroom, and a bathroom featuring a walk-in shower. Two further bedrooms are served by a shower room and a separate family bathroom, and a useful utility room completes the ground-floor accommodation.

On the first floor, a remarkable games room houses a full-size snooker table. This expansive space is perfect for entertaining or could be adapted as a home studio/office/bedroom etc. Two additional bedrooms are located on this floor, along with extensive eaves storage.

## OUTSIDE

The gardens offer an excellent degree of privacy and create a wonderfully peaceful setting for the property. As you enter the plot, there is ample parking and turning space, along with access to the double garage. Steps rise to the front sun deck, positioned above the garage, providing a superb spot for al fresco dining. This generous space features a built-in barbecue set within the chimney breast, and a beautiful, mature wisteria weaves its way through the surrounding balustrade.

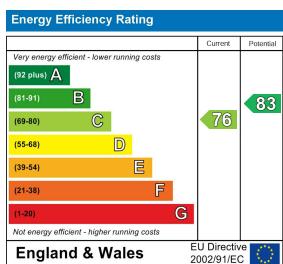
The grounds themselves are delightful, with an impressive variety of plants, flowers and fruit trees, as well as a large greenhouse. Several seating areas are thoughtfully positioned throughout the garden, offering quiet places to relax and enjoy the surroundings. A productive kitchen garden lies to the right-hand side of the plot, completing this charming and versatile outdoor space.

## SERVICES

Mains gas.  
Mains electric.  
Mains water.  
Private drainage.  
Solar panels.



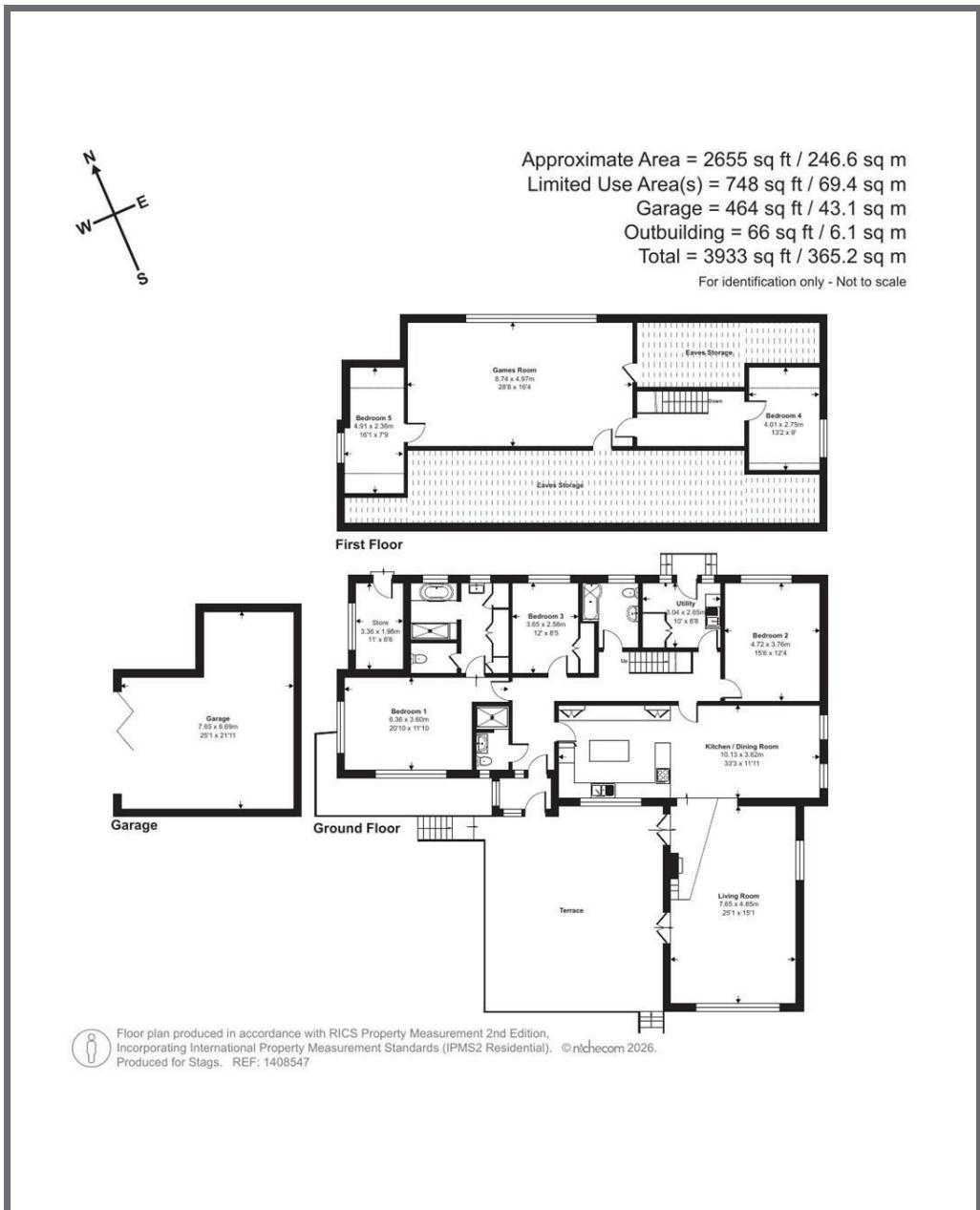
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