turners

The Terrace

Braunton, EX33 2LB

Price Guide £550,000

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Property Overview

A rare opportunity to acquire a substantial and highly versatile end-of-terrace residence occupying an elevated position within one of Braunton's most sought-after locations. Just a short stroll from the village centre and its excellent range of amenities, this impressive home enjoys breathtaking panoramic views across Braunton Burrows, the River Taw and Torridge Estuary with views extending towards Instow and Appledore and the sea.

Offering exceptional flexibility, the property is currently arranged with a self-contained one-bedroom ground floor apartment, complete with separate utilities, making it ideal for multi-generational living, guest accommodation or those seeking an additional income opportunity. The apartment comprises a spacious bay-fronted reception room, generous double bedroom, three-piece shower room and a fitted kitchen with access to a private, low-maintenance rear garden. Equally the accommodation can be seamlessly reincorporated into the main residence, restoring the property to its original configuration as an impressive five or six-bedroom family home arranged over three floors.

The main accommodation occupies the first and second floors and offers spacious, light-filled living throughout. The first floor has superb dual-aspect lounge/dining room featuring a character fireplace and an attractive bay window framing the spectacular far-reaching views. The generous proportions provide ample space for both dining and comfortable seating areas, creating a central family room.

Additionally on this floor is a versatile reception room which could equally serve as an additional bedroom, complete with a feature fireplace and pleasant views over the sunny rear garden. A useful utility room incorporates a WC, plumbing for white goods and additional storage. To the rear of the property is a spacious kitchen/breakfast room fitted with a range of base units, integrated appliances, gas hob and double ovens, while bi-folding doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces.

The second floor continues to impress with a generous landing, ideal as a study area or home office. There are two well-proportioned double bedrooms, both enjoying the elevated panoramic views, with the main bedroom benefiting from extensive fitted wardrobes and an en-suite shower room. A beautifully appointed family bathroom completes this floor, featuring a freestanding roll-top bath, separate walk-in shower, WC and wash hand basin.

Externally, the property offers ample off-road parking to the front of the property with additional parking and garage to the rear. The front garden is laid predominantly to lawn with mature planted borders, while the delightful rear garden enjoys a sunny aspect and the wonderful elevated outlook. Designed for both relaxation and practicality it offers a lawn, patio seating area, vegetable garden, established fruit trees and bushes, together with gated access onto Higher Park Road.

Combining generous accommodation, outstanding flexibility, exceptional parking and some of Braunton's finest panoramic views, this is a truly unique home that will appeal to growing families, those seeking dual occupation, or buyers looking for a property with income potential in a highly desirable village setting.

Location

Braunton is well known for its passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a ‘world surfing reserve’, one of just 12 places on the planet along with the

Australia's Gold Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

Direction

From our office proceed along Caen Street turning right at the traffic, Take the next immediate left on to Heanton Street, turning left and going straight over the roundabout onto Hills View. Continue along this road for a few hundred meters where the property will be located on your right hand side with for sale board clearly displayed. Turn into the driveway and continue to the left hand side where parking will be found outside the property.

What3words - sake.flashback.financial

Agent Notes

- The flat has a separate council tax (Band A).

Road Map

Hybrid Map

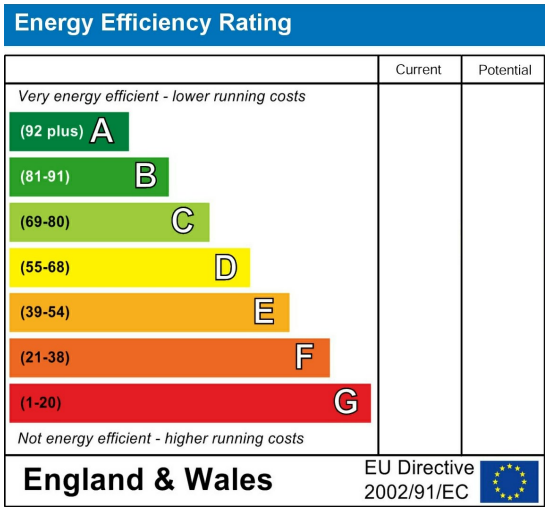
Terrain Map

Floor Plan

Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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