



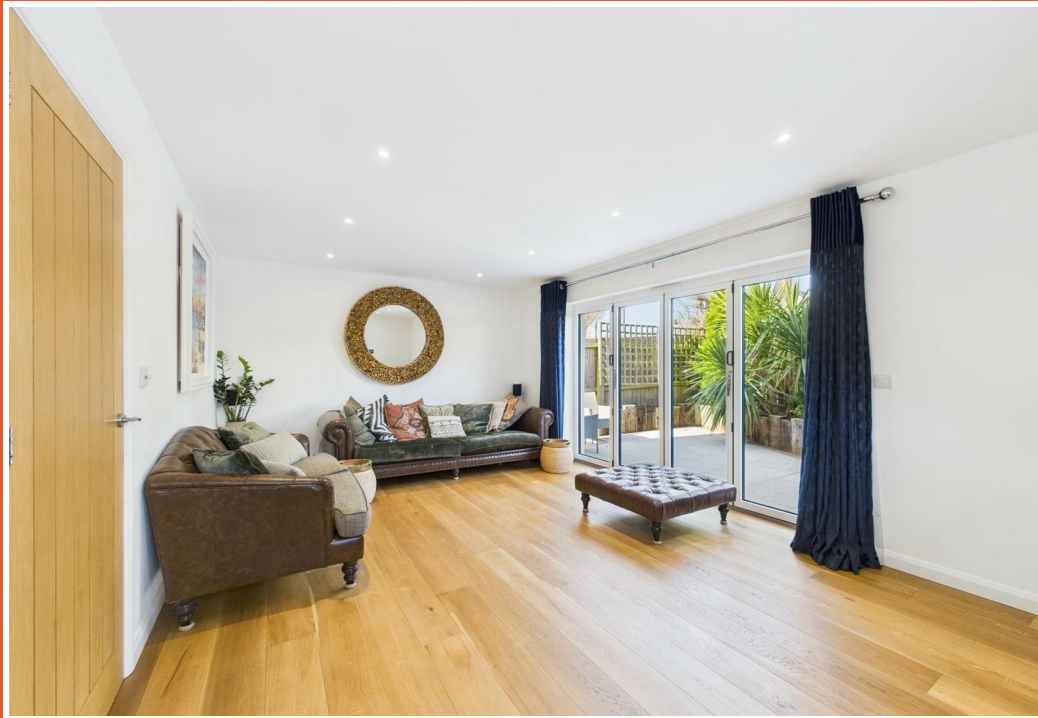
turners



Pixie Lane, Braunton, EX33 1AZ

Asking Price £625,000





Furber Hall, Pixie Lane

Braunton, EX33 1AZ

Turners are pleased to bring to market; Furber Hall, in the desirable Pixie Lane in Braunton. This is a wonderful four bedroom family home designed by local architects Stapleton Green. Presented to a very high standard with many bespoke features the property offers comfortable, design led, modern living in a tucked away location yet still being very accessible, just a short level walk to the village centre.

Furber Hall impresses from the moment you pull on to the spacious driveway where you will find the entrance to the garage and electronic vehicle charging point. The home is clad in stunning Shou Sugi Ban, a Larch product which not only looks impressive but offers complete weather resistance.

This fantastic home offers every modern convenience inside too, the downstairs being completely underfloor heated and using the Warm Up system to control every zone separately, integrated solar panels are fitted within the roof of the garage to provide the electricity needs of the house. The Nest system offers control for the state of the art ATAG boiler and there is a pressurised water system to make sure every shower and tap runs beautifully hot when needed. The Velux windows upstairs are all power controlled for ease of use. Even behind the scenes this house has it all.

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 breathtaking rolling countryside, perfect for avid walkers.

Asking Price £625,000



Hallway 9'4" x 11'1" (2.84m x 3.38m):

As you step into the property, you are greeted by a spacious and elegantly designed entrance hall. Beautiful wooden doors provide seamless access to all rooms on this level, while sleek downlights illuminate the space. The staircase has been recently fitted with new carpeting that extends to the upper level of the property. Thoughtfully designed features set this entry space apart, including a generously sized cloakroom and a family sized coat and boot cupboard. Beautiful, under heated slate flooring and the glazed staircase are all fine details that are the norm in this lovely family home.

Lounge 19'7" x 12'0" (5.97m x 3.66m):

An abundance of natural light streams through the dual-aspect windows, giving a bright and airy feel to the space. The generous proportions will comfortably house the most generous of sofas, creating a sophisticated yet inviting living space. Wide plank engineered oak flooring and downlights enhance the room's warmth. Bifold doors open on to a terrace, beautifully planted with shrubs in raised beds clad in reclaimed timber.

Kitchen 19'7" x 12'10" (5.97m x 3.91m):

A generously proportioned family size kitchen designed around a central peninsula unit with a generous number of high gloss units and AEG integrated appliances coupled with lovely design features such as mirrored up stands and concealed power sockets. The beautiful under floor heated slate continues in to the kitchen where there is room for a large dining table and chairs. The bifolding doors offer an outside in feel and give access to the lanai covered decking allowing you to use the area all year round.



Utility Room 8'9" x 6'3" (2.67m x 1.91m):

A well-appointed utility room features expansive base and eye-level cabinetry. A seamlessly integrated cupboard elegantly conceals the washing machine and dryer, maintaining a sleek and sophisticated look.

WC 9'6" x 4'5" (2.90m x 1.35m):

A useful down stairs WC comprising of a toilet, generously large vanity and feature hand basin.

Landing 6'4" x 10'3" (1.93m x 3.12m):

A beautifully illuminated landing provides seamless access to all rooms, enhanced by a striking Velux window that bathes the space in natural light. The generous proportions and high ceilings create an airy atmosphere. Staircase features glazing details keeping the space open and light.

Bedroom One 9'6" x 11'1" (2.90m x 3.38m):

A spacious primary suite, with high ceilings reflecting the elevated ambiance found throughout the home. Two generously sized built-in wardrobes, complete with cubby above, and a full length front facing window that fills the space with natural light.

Primary En-Suite 3'7" x 5'10" (1.09m x 1.78m):

The room features floor-to-ceiling tiled walls, beautiful slate floors, a large vanity with a backlit mirror, and a wall mounted WC. There is a walk-in shower with a Velux window above and completes this appealing space. Under floor heating keeps the space cosy.

Bedroom Two 9'6" x 12'10" (2.90m x 3.91m):

The room features floor-to-ceiling tiled walls, beautiful slate floors, a large vanity with a backlit mirror, and a wall mounted WC. There is a walk-in shower with a Velux window above and completes this appealing space. Under floor heating keeps the space cosy.

Guest En-Suite 9'6" x 12'10" (2.90m x 3.91m):

The guest en suite is finished to a high standard, featuring stylish cladding, a wall-hung toilet, heated towel rail and a spacious walk-in shower with elegant glass panels. The slate tiles are complemented by electric underfloor heating.

Bedroom Three 9'7" x 12'10" (2.92m x 3.91m):

A generous double bedroom, electronically operated Velux windows flood this room with natural light.

Bedroom Four 7'9" x 10'2" (2.36m x 3.10m):

A front facing bedroom benefiting from double built in wardrobes and further storage over. This room is a generous single or small double room.

Bathroom 5'5" x 6'10" (1.65m x 2.08m):

The room features floor-to-ceiling tiled walls, a large vanity and a wall-mounted WC and a bathtub with over head shower. Finished with slate floors that benefit from underfloor electric heating.

Garage:

This useful garage space is currently divided by an easily removed stud wall. Currently the divided area offers an office space to the rear, ideal for working from home. There is also generous storage in the garage roof, completely boarded with light and power and access with a fitted ladder.



Outside:

Fabulous low maintenance garden with water features and a green plant scaping scheme, an arbour, access to the garage store and home office space. A lanai covers a generous terrace allowing enjoyment of the outside in any weather.

Directions:

From our office on Caen Street head along Saunton Road. Turn right on Sharlands Lane. Take the next left onto Pixie Lane. The property can be found on the left hand side.

Agents Notes:

Remaining New Build Warranty - 5 years (LABC)

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

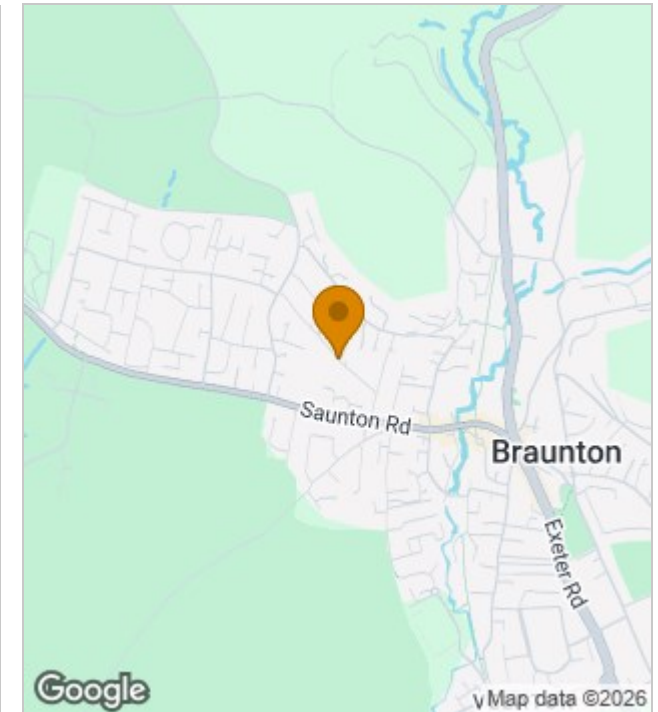
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(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	

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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