turners

# 18 Ora Stone Park

Croyde, Braunton, EX33 1PZ

**Asking Price £500,000**

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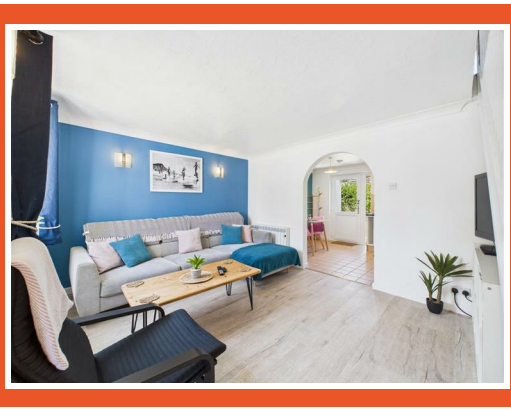


A beautifully presented link detached two double bedroom house situated located in a quiet cul-de-sac, just a stones throw from the famous Croyde beach. The house is currently being utilised as a successful holiday let but offers great potential as a family home having been finished superbly throughout. This 1995 built property boasts a spacious sun trap rear garden and enjoys the benefits of a garage and driveway.

Croyde is known as the surfing capital of North Devon with great family facilities and a vibrant, friendly atmosphere, the pretty village is one of North Devon's most renowned seaside locations. It has all the local amenities you need as well as many fantastic bars and restaurants. With its beautiful scenery and vibrant village feel, Croyde Bay is a wonderful place if you're interested in watersports and coastal exploring. The beach, which is an impressive feature, forms the middle section of a trio of beautiful sandy beaches and is flanked by those at Saunton Sands and Woolacombe Sands, both of which are popular with surfers and families and regularly top polls of Britain's best beaches. For a change of scenery the nearby Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.

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 Australia's Golden Coast and Malibu in California.

### Living Room
14'7" x 10'9" (4.46m x 3.29m)

As you step into the property you are welcomed by a bright and airy, open plan living space with front facing window, stylish laminate flooring and well designed layout, cleverly utilising the under stairs as a media wall.

### Kitchen/Dining
14'6" x 8'10" (4.43m x 2.71m)

An open archway from the living room connects this space seamlessly, making it the perfect entertaining spot. The kitchen is both modern and practical, with neutral tiling and ample cupboard space, while enjoying views out into the rear garden. The room offers clearly defined zones and the dining area is bright and spacious. A back door offers both additional light and direct access into the garden.

### Landing
2'11" x 2'10" (0.90m x 0.87m)

A landing space giving access to both bedrooms and the family bathroom.

## Bedroom One
11'3" x 10'4" (3.43m x 3.15m)
A stylish front aspect bedroom that comfortably accommodates a king-size bed and features convenient built-in storage. The room is spacious enough to allow for additional bedroom furnishings and has been finished to a high standard.

## Bedroom Two
9'5" x 8'2" (2.89m x 2.50m)
A double rear aspect room with lovely countryside views, currently occupying two single beds with ample room for additional bedroom furnishings.

## Bathroom
6'2" x 6'0" (1.88m x 1.85m)
An immaculate and stylish family bathroom designed to maximise its size. The room is tiled throughout and comprises of a bath with shower above, toilet and sink basin.

## Outside
At the front of the house, you'll find distant views of the hills, a small laid to lawn garden and a driveway leading to a single garage.

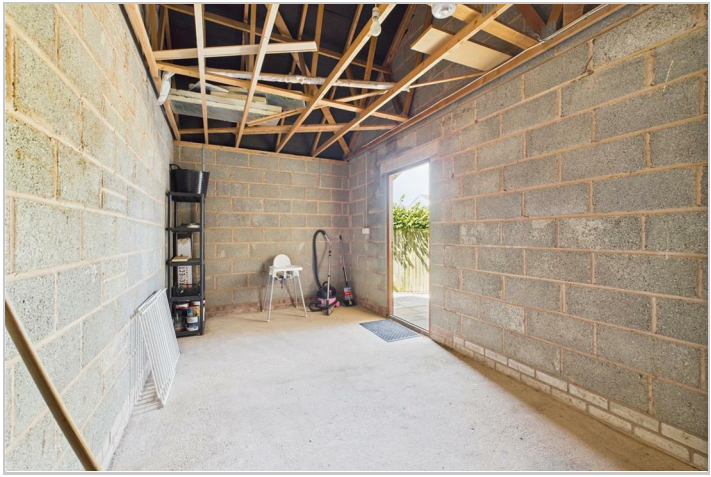
At the rear of the property is a deceptively spacious low maintenance garden. A sun trap, perfect for outdoor dining during the summer months.

## Garage
16'9" x 8'9" (5.13m x 2.68m)
A valuable addition to the property, this garage can accessed via the front up and over door or via the rear garden and has electric fitted.

## Agents Notes
We have been informed by the vendor that 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.

## Directions
From our office on Caen Street, Braunton; head West along Saunton Road. Continue around the coast heading down into Croyde. Turn right into Ora Stone Park where the property can be found on the left hand side.



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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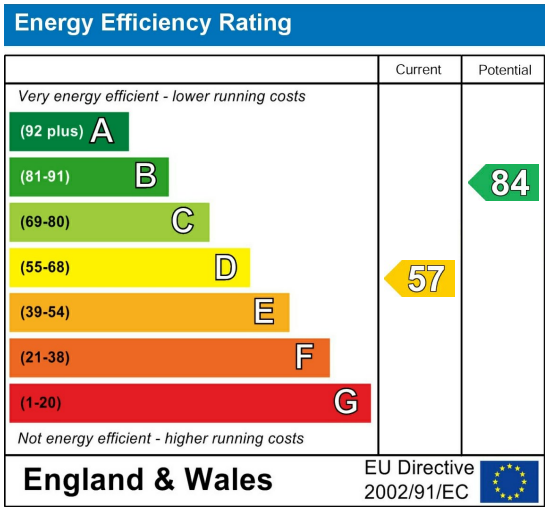
## Energy Efficiency Graph