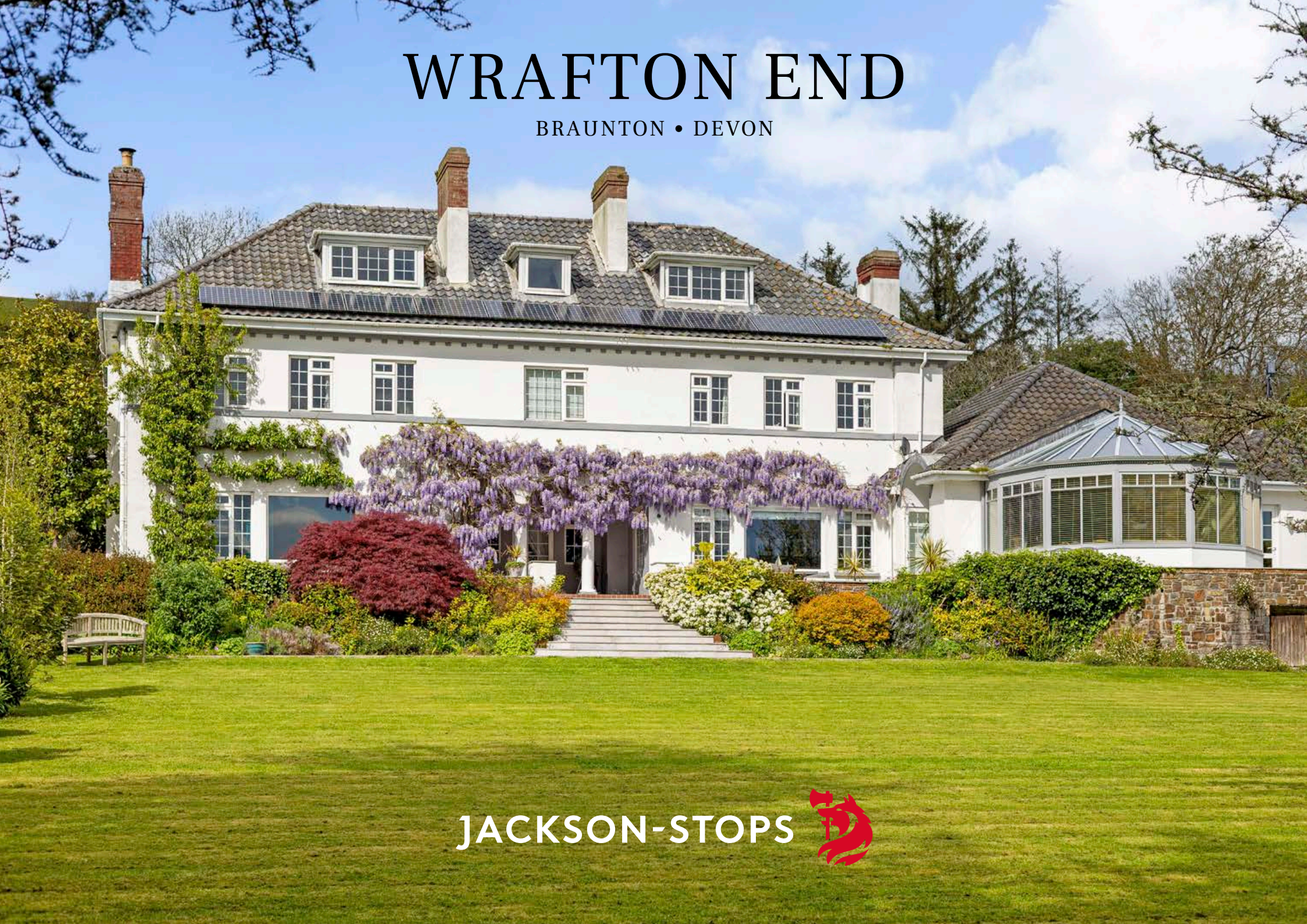
WRAFTON END

BRAUNTON • DEVON



JACKSON-STOPS



WRAFTON END
HIGHER PARK ROAD, BRAUNTON, DEVON, EX33 2LG

AN EXCEPTIONAL FAMILY RESIDENCE OCCUPYING GENEROUS SOUTH FACING GROUNDS, IN A HIGHLY DESIRABLE LOCATION, OFFERING SUBSTANTIAL AND VERSATILE LIVING ACCOMMODATION AND AVAILABLE TO THE MARKET WITH NO ONWARD CHAIN.



DISTANCES

BRAUNTON VILLAGE – WITHIN WALKING DISTANCE

SAUNTON SANDS & GOLF CLUB – 3.5 MILES

CROYDE – 5.5 MILES

BARNSTAPLE – 5.5 MILES

M5 / TIVERTON PARKWAY – 41 MILES

(DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- First time on the market in 44 years
- Highly sought after location
- Delightful views towards the estuary and countryside beyond
- Private, tucked away location
- Within walking distance of village centre & amenities
- Accommodation arranged over four floors
- Three reception rooms
- Six bedrooms with five bath/shower rooms
- Games room/gym
- South-facing gardens
- Ample off-road parking
- Detached double garage
- No onward chain

COMMUNICATIONS

The area is well connected via Junction 27 of the M5 motorway, accessed along the A361 North Devon Link Road which links with the A39 Atlantic Highway. Rail services are available from Barnstaple, connecting to Exeter St David's where regular mainline trains reach London Paddington in just over two hours. Tiverton Parkway mainline station is also approximately an hour's drive away, providing fast connections to London and beyond.

LOCATION

The property occupies a wonderful position, enjoying a peaceful setting within level walking distance of the village centre and its amenities. Believed to be one of the original homes on Higher Park Road, the property benefits from both character and a well-established setting.

The village of Braunton offers an excellent range of everyday amenities including a variety of restaurants, pubs, independent shops and supermarkets, together with a community centre, primary and secondary schooling, churches, pharmacy and a medical centre. The village also provides convenient access to the spectacular nearby coastline at Saunton and Croyde, along with the renowned championship golf links at Saunton Sands, which features two outstanding courses.

The breathtaking North Devon coastline is within easy reach, with some of the region's most popular sandy beaches found at Saunton, Croyde, Putsborough and Woolacombe. In 2022, the North Devon coast was recognised as a World Surfing Reserve — the first in the UK and the only cold-water reserve in the world — and also forms part of the UNESCO-designated North Devon Biosphere Reserve.

The regional centre of Barnstaple lies approximately 5.5 miles away and provides the area's principal commercial, leisure and shopping facilities.

THE PROPERTY

Jackson-Stops are proud to present this spectacular home to the market for the first time in 44 years. Properties of this calibre, size and position rarely become available, and this is undoubtedly one of the most prestigious homes within the highly sought-after village of Braunton.

Believed to have been constructed circa 1928, the property retains a wealth of striking Art Deco features, most notably an impressive reception hall and staircase rising elegantly through the house. Thought to be one of the earlier homes built along the road, the property offers both character and architectural interest and must be viewed to be fully appreciated.

The well-proportioned accommodation is arranged over four floors and provides extensive and versatile living space. The property offers three reception rooms, a study, and a superb family-orientated kitchen/dining room, together with six bedrooms, three of which benefit from en-suite facilities, and a total of five bath/shower rooms. The lower ground floor provides additional flexible space, suitable for a variety of uses including a home office, games room, gym or cinema room.











The gardens and grounds are equally impressive, enjoying a sunny south-facing aspect and providing an ideal setting for outdoor entertaining and alfresco dining. The property also benefits from ample off-road parking and a detached double garage.

Offered to the market with no onward chain, this exceptional home must be viewed to be fully appreciated.

The accommodation, with approximate dimensions more clearly identified on the accompanying floorplans, comprises:

Front door to:

Entrance Vestibule – Windows overlooking the front garden. Storage cupboard.

Cloakroom – Comprising low level WC and pedestal wash hand basin. Obscure window to the front elevation.

Reception Hall – Stairs rise to the first floor. Door providing access to the rear garden and covered veranda. Windows overlooking the rear garden.

Drawing Room – A triple aspect room with delightful views over the garden towards the estuary with the countryside beyond. Wood burning stove with a brick surround and timber mantel over. Ceiling coving.

Inner Hall – Access to the snug, sitting room and study

Snug – Windows to the front elevation.

Study – A dual aspect room overlooking the front gardens. Wall panelling. Double doors lead to the rear lobby.

Sitting Room – A dual aspect room overlooking the rear garden. Ceiling coving. Built-in storage cupboards.

Kitchen/Dining Room – A stunning family orientated space overlooking the garden with wonderful circular glass roof and bay style window built by Amdega with electric blinds. Ceiling coving. Double doors lead onto the rear terrace and gardens. The kitchen comprises an excellent range of matching wall and base units with a double Belfast sink set into granite work surfaces. Four oven Aga set into a chimney-style recess with timber mantel over. Integrated cooker, hob and fridge. Space for a dishwasher. Breakfast bar area with seating.

Pantry – Additional storage and space for a fridge and freezer.

Utility Room – Door giving access to the rear garden. Comprising a range of matching wall and base units with a double Belfast sink set into granite work surfaces. Space for two washing machines and tumble dryer below. Wall-mounted gas fired boiler providing domestic hot water and central heating. Space for fridge/freezer.

Rear Lobby – Double doors provide access to the front elevation and the driveway, and access to the side elevation. Built-in storage cupboard. Door leading to the lower ground floor and the gym/cinema room.

Cloakroom – Comprising low level WC and vanity wash hand basin. Wall panelling to dado height. Window to the side elevation. Ceiling coving.

Stairs lead down to the lower ground floor and:

Gym/Cinema/Games Room/Office – This substantial room has the potential for a variety of uses and benefits from windows to the side elevation.

Half Landing – Windows to the front elevation.

First Floor Landing – Stairs rise to the second floor. Storage cupboard.

Bedroom 1 – Windows to the rear elevation enjoying views over the estuary to the countryside beyond. Ceiling coving. Opens to:

Dressing Room – Windows to the front elevation. Built-in storage cupboards.

En-Suite – Comprising a 'Fired Earth' suite with dual vanity wash hand basins with slate surrounds, low level WC, bidet, shower and a roll-top claw footed slipper bath. Windows to the side elevations. Heated towel rail.











Bedroom 6 – Window to the rear elevation with views over the estuary. Built-in storage cupboard.

Bedroom 2 – Windows to the rear elevation with views over the estuary and countryside beyond. Built-in storage cupboard.

En-Suite – A dual aspect room with arched windows to the side elevation. Comprising low level WC, pedestal wash hand basin and a bath with shower over. Heated towel rail.

Bedroom 3 – Window to the side elevation. Built-in storage cupboard.

En-Suite – Arched windows to the side elevation. Comprising low level WC, pedestal wash hand basin and a bath with shower over. Heated towel rail.

Family Bathroom – Comprising low level WC, vanity wash hand basin and a Jacuzzi bath with shower over. Window to the front elevation. Chrome heated towel rail.

Second Floor Half Landing – Window to the front elevation. Stairs rise to:

Second Floor Landing – Window to the front elevation. Airing cupboard housing pressurised hot water cylinder.

Bedroom 4 – Window to the rear elevation enjoying panoramic views over the estuary and countryside beyond. Ornate fireplace. Hatch access to loft space. Eaves storage.

Family Bathroom – Comprising low level WC, vanity wash hand basin, corner shower cubicle and freestanding bath. Window to the rear elevation with estuary views. Chrome heated towel rail.

Bedroom 5 – Window to the rear elevation enjoying panoramic views over the estuary with countryside beyond. Hatch access to loft space. Eaves storage and a range of built-in storage cupboards.









OUTSIDE

The property is approached over a sweeping driveway, providing ample off-road parking for several vehicles and leading to the garage, with additional parking available if required.

Detached Double Garage – With roller door, power and light connected, and access to the side elevation.

THE GARDEN

The rear garden enjoys a fabulous sunny south-facing aspect. Immediately to the rear of the house is a generous terrace spanning the width of the property, enjoying views across the gardens towards the estuary beyond, and providing the perfect setting for alfresco dining and outdoor entertaining. A mature wisteria climbs the rear elevation of the house, creating a particularly attractive display when in bloom.

A covered veranda offers a shaded seating area and welcome shelter during warmer months. Steps lead down to the main garden, which is predominantly laid to lawn and complemented by well-stocked flowerbeds and borders planted with a variety of shrubs and plants. The garden also features several mature trees and is enclosed by fencing and established hedgerow, providing a good degree of privacy.



PROPERTY INFORMATION

Services: All mains connected. Gas fired central heating.

Local Authority: North Devon District Council – 01271 327711.

Contents, Fixtures and Fittings: Only those mentioned within this brochure are included in the sale. All others, such as light fittings, mirrors, garden ornaments etc. are specifically excluded, but may be available by separate negotiation.

What3Words: ///cleansed.humidity.motoring

EPC Rating: C

Directions: From Barnstaple, proceed on the A361 towards Braunton. At the first mini roundabout continue straight ahead, passing the garage on your left-hand side. At the next mini roundabout proceed straight across and take the first turning on the right into Wrafton Road. Continue along Wrafton Road, passing Travis Perkins on the right and the secondary school on the left, until reaching the mini roundabout. Turn right into Lower Park Road and continue past Tyspane Care Home on the left. Take the next left into Seven Acres Lane and proceed to the T-junction, turning right into Higher Park Road. Continue for a short distance, where the property will be found on the right-hand side, clearly identified by its nameplate.

Viewing: By appointment with Jackson-Stops, North Devon on 01271 325 153.

For sale by private treaty with vacant possession upon completion.





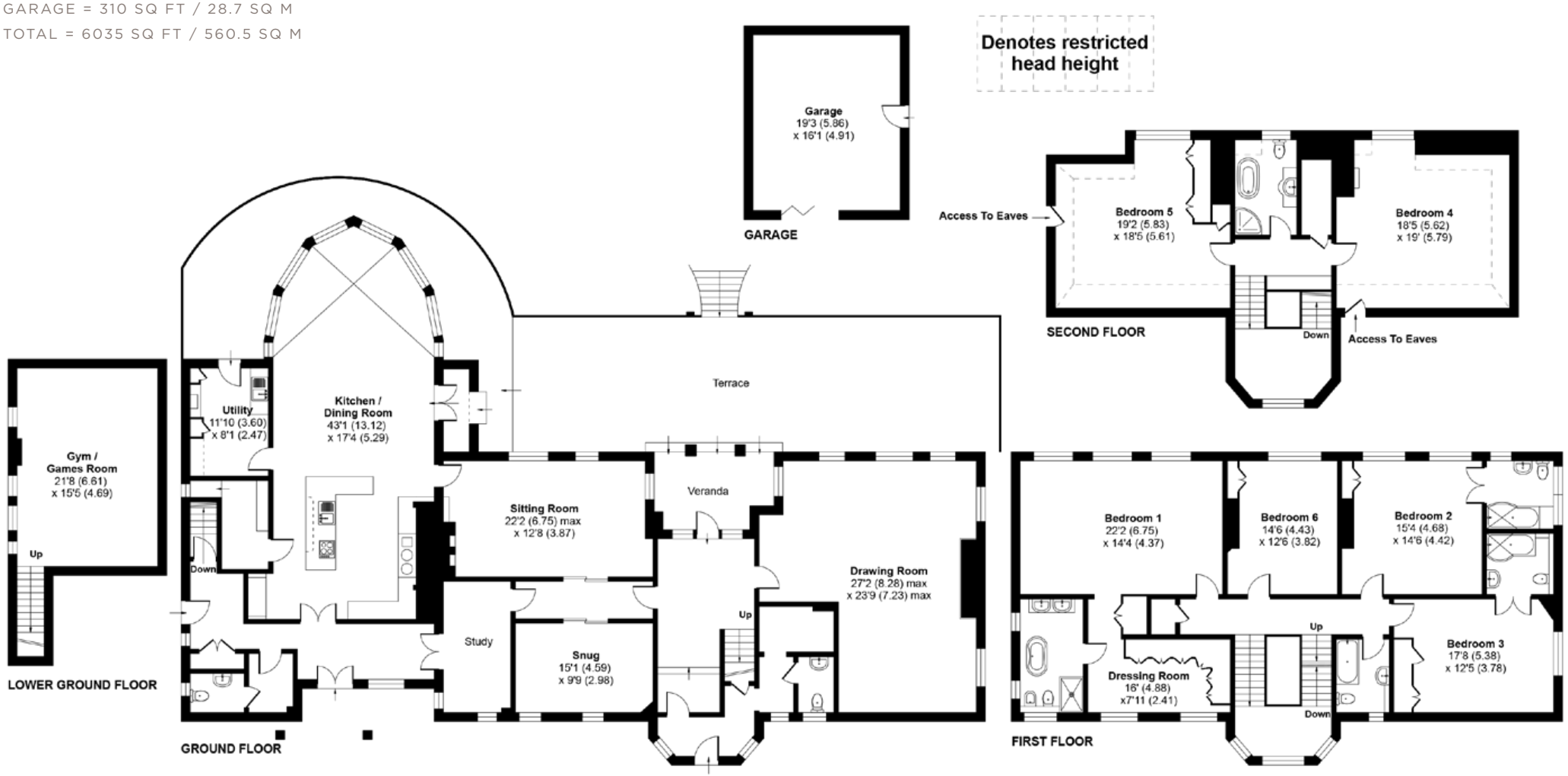
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TOTAL APPROX. FLOOR AREA

MAIN HOUSE = 5522 SQ FT / 513 SQ M INCLUDING LIMITED USE AREA(S) = 203 SQ FT / 18.8 SQ M

GARAGE = 310 SQ FT / 28.7 SQ M

TOTAL = 6035 SQ FT / 560.5 SQ M



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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