www.webbers.co.uk

Signature & WATERSIDE HOMES







14 ORCHARD ROAD

Wrafton, Braunton, Devon

£535,000 FREEHOLD

Predicted Rental Income £1,400pcm

D | 4 | 2 | 2 | TBC

An impressive detached family home within a quiet cul-de-sac, with great size, private rear garden - planning permission to extend and versatile living arrangement with garage and driveway parking, in very popular part of Braunton. EPC: TBC

Braunton Office: 9 The Square, Braunton, North Devon, EX33 2JF **Email:** braunton@webbers.co.uk

Key Features

- 4 BEDROOMS (3 DOUBLES)
- 2 BATHROOMS
- IMPRESSIVE MAIN BEDROOM SUITE
- A VERY POPULAR AREA OF BRAUNTON
- VERSATILE FAMILY HOME
- GARDEN TO FRONT AND REAR
- DRIVEWAY PARKING FOR THREE CARS
- SINGLE GARAGE WITH WC TO REAR
- EXISTING PLANNING PERMISSION STARTED
- SOLAR PANELS
- PRIVATE REAR GARDEN

Overview

A spacious home that has been extended and modernised in areas to create a versatile family home with impressive main bedroom suite to the ground floor, suitable as an annexe, main bedroom or possible air bnb with its own access, ensuite shower room and tv space.

The house itself has a good size lounge to the front, with sliding door for space and large window to the front aspect. To the rear is a kitchen with fitted units, door to garage and door through to a dining room. Off the dining room are patio doors to the conservatory overlooking the garden. As part of the existing extension planning permission, started there is further permissions to extend the kitchen dining area outward creating a large open-plan family space into the kitchen.

To the first floor are three further bedrooms, two of which are double bedrooms and a three piece family bathroom.

Outside to the front is a garden, lawned with extensive driveway for three cars and side access to the rear garden. The rear garden is a large space, which is private and tree backed with large patio for outdoor dining, lawn and hard standing areas ideal for sheds.







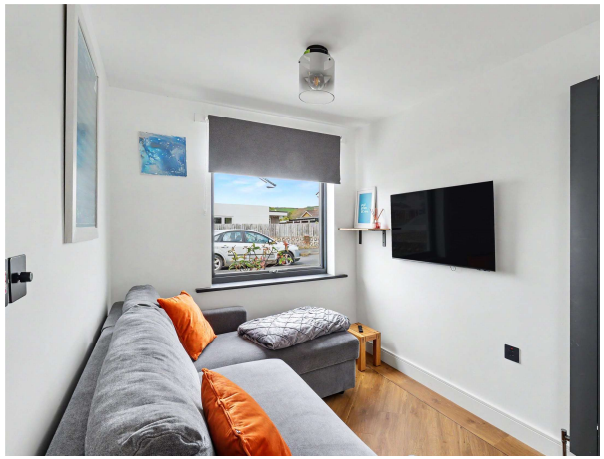
















The Area

Braunton is reputedly the largest village in England and offers a wide range of amenities including local shops, supermarkets, community centre, medical centre, primary and secondary schools, churches and a range of popular pubs and restaurants. The renowned Tarka trail can be accessed from the village and this follows the Taw and Torridge estuaries. Close by is the UNESCO Biosphere Reserve of Braunton Burrows, the largest sand dune system in the UK as are the glorious sandy beaches of Saunton Sands, Croyde, Woolacombe and Putsborough Bays. North Devon has become the 12th location to be selected as a World Surfing Reserve. Saunton Golf Club is near by and with its renowned championship East and West Courses - links golf at its finest – it is a test for even the most experienced golfer.



Services and Utilities

All Main Services Supplied

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk



Directions

From the main A361 from Barnstaple to Braunton take the left hand turn into Wrafton opposite the Williams Arms. Take the first left turn into Orchard Road and number 14 is at the far end of Orchard Road on the right hand side, second property from the end. There will be a for sale board clearly displayed.

View this property

Please contact our Braunton Office on 01271 812263

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

webbers

WEBBERS 100 YEARS CENTENARY

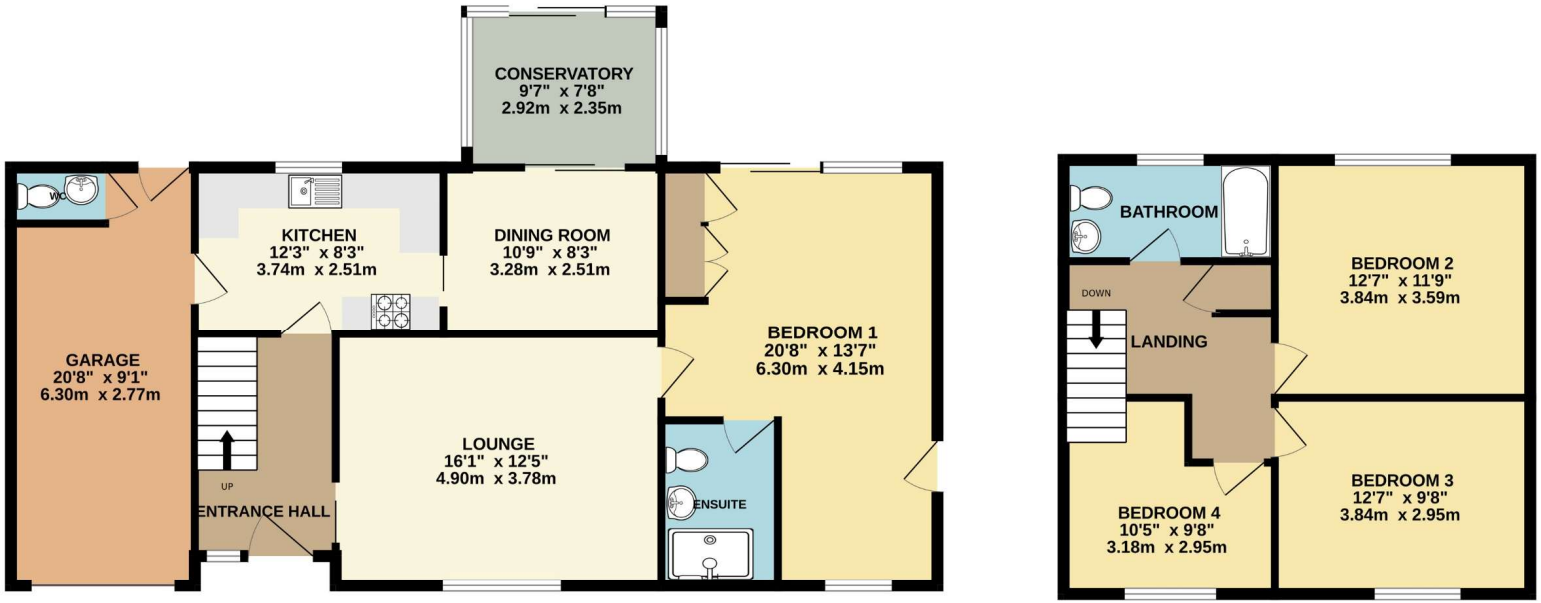
A century of caring for your *happiness* and your *home.*

Viewing

Please contact our **Braunton** office on **01271 812263** if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR
1008 sq.ft. (93.7 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting** https://checker.ofcom.org.uk

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK