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VEN STONE
CHALONERS ROAD
Braunton, Devon, EX33 2ES

£600,000 FREEHOLD

Predicted Rental Income £1,800pcm

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An impressive size family home, just a short walk of Braunton village with good size garden and driveway parking with garage. The property also offers brilliant versatility with a self-contained space to the ground floor used as a gym or fifth bedroom. NO CHAIN.

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

Key Features

- FOUR/FIVE DOUBLE BEDROOMS
- VERSATILE ACCOMMODATION
- GROUND FLOOR WET ROOM AND GYM/5TH BEDROOM
- ENCLOSED REAR GARDEN
- GENEROUS DRIVEWAY PARKING WITH GARAGE
- LARGE LOUNGE AND ENTRANCE HALL
- DINING ROOM
- SCOPE TO BE IMPROVED
- LEVEL WALKING OF THE VILLAGE CENTRE
- NO ONWARD CHAIN

Overview

Ven Stone is an impressive four/five- double bedroom detached family home, ideally positioned within level walking distance of Braunton village and its excellent range of shops, amenities and local facilities.

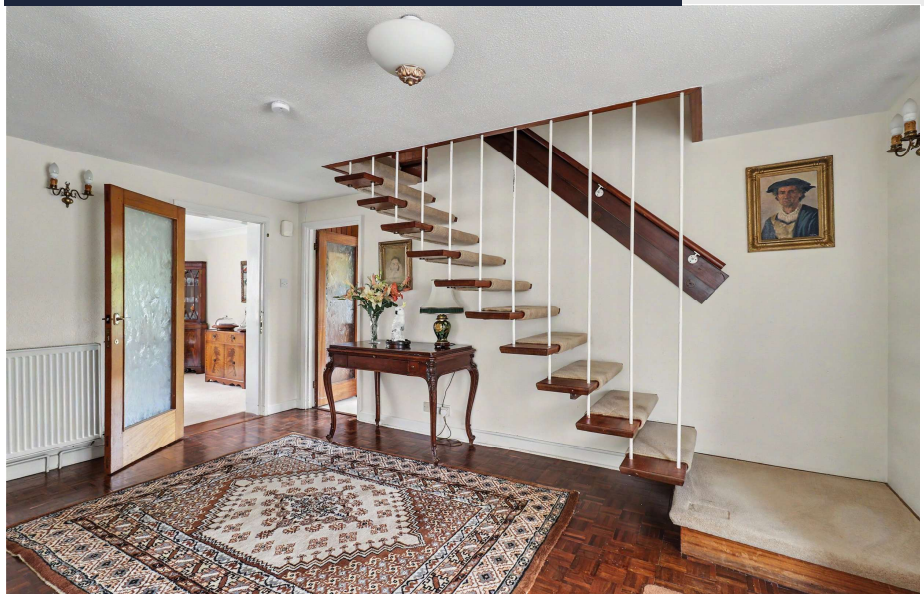
Offering nearly 2,000 sq ft of spacious and versatile accommodation, the property provides an excellent opportunity for those seeking a substantial family home in a convenient village setting. Whilst the house retains many attractive original features and offers scope for sympathetic modernisation or restoration over time if desired, it is perfectly habitable as it stands, allowing any future improvements to be undertaken at a comfortable pace.

The ground floor offers generously proportioned reception rooms, ideal for both everyday family living and entertaining. There is also a highly versatile gym room, which could equally be used as a ground-floor bedroom, served by a wet room, making it well suited to guests, multi-generational living or flexible work-from-home requirements.

Upstairs, the property features four double bedrooms, including a principal bedroom with en suite facilities, together with further well-arranged family accommodation.

Externally, there is ample driveway parking with space for multiple vehicles. To the rear, the enclosed garden has been attractively landscaped over two tiers and features mature shrubs, creating a private and established outdoor space ideal for family enjoyment.

Offered to the market with no onward chain, Ven Stone represents a rare opportunity to acquire a spacious and characterful home with excellent potential in one of Braunton's most convenient residential locations.























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

Coming from Barnstaple on the A361, at the main set of traffic lights in Braunton, with our office on your right, continue straight on heading towards Woolacombe/Ilfracombe and just after passing the Memorial Gardens on your left hand side, the property will be found with for sale board, on the left hand side.

View this property

Please contact our Braunton Office on 01271 812263

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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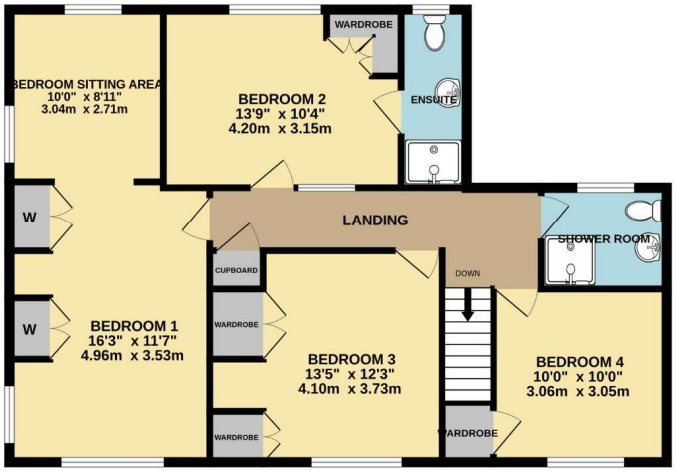
Viewing

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
1296 sq.ft. (120.4 sq.m.) approx.



1ST FLOOR
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 2175 sq.ft. (202.0 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.
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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 £1,800 subject to any necessary works and legal requirements (correct at JUNE 2025). 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

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