Signature & WATERSIDE HOMES







NIVENA
HIGHER PARK ROAD
Braunton, Devon, EX33 2LF

£675,000 FREEHOLD

Predicted Rental Income £1,800pcm

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A stylish and spacious detached home in an elevated Braunton position, offering stunning village and estuary views, versatile accommodation, wraparound gardens, parking for three cars and a garage.

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

Key Features

- STYLISH FOUR/FIVE-BEDROOM DETACHED HOME
- ELEVATED POSITION WITH FAR-REACHING VIEWS OVER BRAUNTON AND THE ESTUARY
- IMPRESSIVE REAR-FACING KITCHEN/DINING ROOM
- SEPARATE UTILITY ROOM
- LARGE MAIN BEDROOM WITH FITTED WARDROBES AND EN-SUITE
- TWO FURTHER FIRST-FLOOR BEDROOMS AND FAMILY SHOWER ROOM
- GENEROUS GROUND-FLOOR FOURTH BEDROOM, EASILY DIVIDED TO CREATE A FIFTH
- ADDITIONAL GROUND-FLOOR SHOWER ROOM
- ATTRACTIVE WRAPAROUND GARDENS
- DRIVEWAY PARKING FOR THREE VEHICLES AND GARAGE

Overview

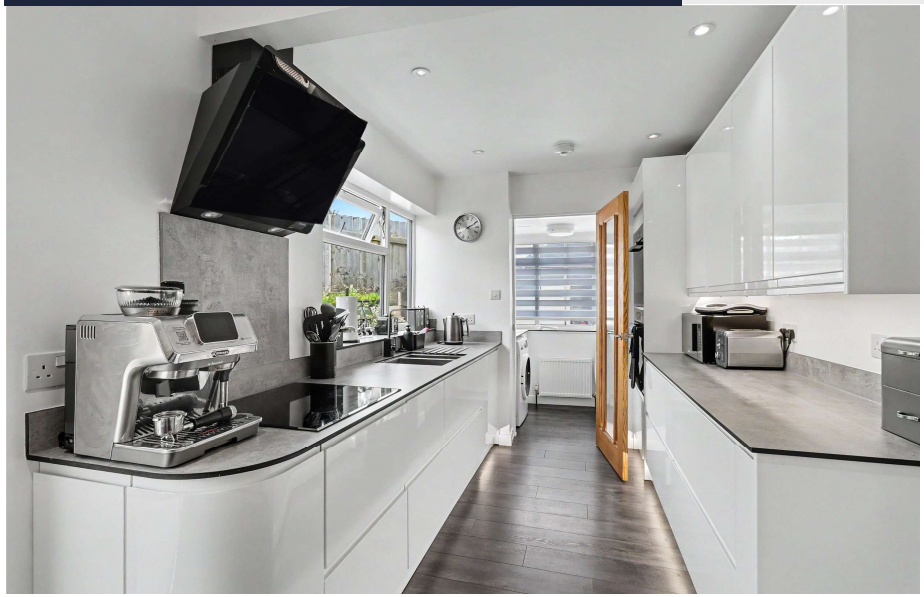
Occupying an enviable elevated position on the sought-after Higher Park Road, Nivena is a stylish and contemporary detached home offering spacious and highly versatile four/five-bedroom accommodation, together with exceptional views across Braunton and towards the estuary.

Thoughtfully arranged to suit modern family life, the property's standout feature is its impressive kitchen and dining room, positioned at the rear of the home and providing a superb space for everyday living and entertaining. A separate utility room offers valuable additional storage and practicality.

The first floor is home to a generous main bedroom with fitted wardrobes and a private en-suite, along with two further well-proportioned bedrooms and a family shower room.

On the ground floor, a substantial fourth bedroom provides wonderfully flexible accommodation. Its size and layout allow it to be divided with ease to create a fifth bedroom, home office or additional reception space, depending on the needs of the new owner. A further ground-floor shower room adds to the home's versatility and makes the layout ideal for guests, teenagers or multigenerational living.

Outside, Nivena is surrounded by attractive wraparound gardens, offering a choice of areas from which to relax, entertain and enjoy the far-reaching outlook. The property also benefits from off-road parking for up to three vehicles and a garage.























The Area

Braunton, reputed to be one of the largest villages in England, is a thriving and highly sought-after North Devon community offering an excellent range of amenities. These include independent shops, supermarkets, cafés, pubs and restaurants, a medical centre, pharmacy, primary and secondary schools, churches, and a variety of sports and leisure facilities.

The village provides direct access to the renowned Tarka Trail, a scenic walking and cycling route that follows the Taw and Torridge Estuaries through some of North Devon's most picturesque countryside. Nearby is the internationally important Braunton Burrows UNESCO Biosphere Reserve, home to the largest sand dune system in England and an abundance of rare wildlife.

Just a short drive away are the award-winning golden sandy beaches of Saunton Sands, Croyde, Putsborough and Woolacombe, all renowned for their spectacular coastal scenery and excellent surfing conditions. This stretch of coastline forms part of the North Devon World Surfing Reserve, recognised for its environmental, cultural and surfing significance.

For golf enthusiasts, the prestigious Saunton Golf Club is close by, offering two outstanding championship links courses—the East and West Courses—widely regarded as among the finest in the UK and providing a challenging yet rewarding experience for golfers of all abilities.



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, as you arrive in Wrafton, take the first right hand turning sign posted to Heanton Punchardon and the North Devon Athletics Track. Follow this road until you come to a small roundabout. Turn right at this roundabout on to Lower Park Road. Take the left hand turn, just after Tyspane, into Seven Acres Lane. At the end of this lane turn left and the property will be found on the right hand side.

View this property

Please contact our Braunton Office on 01271 812263

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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
1072 sq.ft. (99.6 sq.m.) approx.

1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1598 sq.ft. (148.5 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 £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

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