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7 BARTON LANE

Braunton, Devon, EX33 2AY

£475,000 FREEHOLD

Predicted Rental Income £1,600pcm

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A semi-detached Victorian family home with solar panels, driveway parking for two large cars, large outside space and outbuilding with two bathrooms, arranged over three floor. All within short-walking distance of the village.

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

Key Features

- LARGE OUTBUILDING DIVIDED INTO THREE
- WALKING DISTANCE OF THE VILLAGE
- SOLAR PANELS (OWNED)
- ARRANGED OVER THREE FLOORS
- KITCHEN/DINING ROOM
- THREE DOUBLE BEDROOMS
- IDEAL WORK FROM HOME SET UP
- DRIVEWAY PARKING FOR TWO LARGE CARS (SCOPE FOR FURTHER PARKING)
- MUCH LOVED FAMILY HOME

Overview

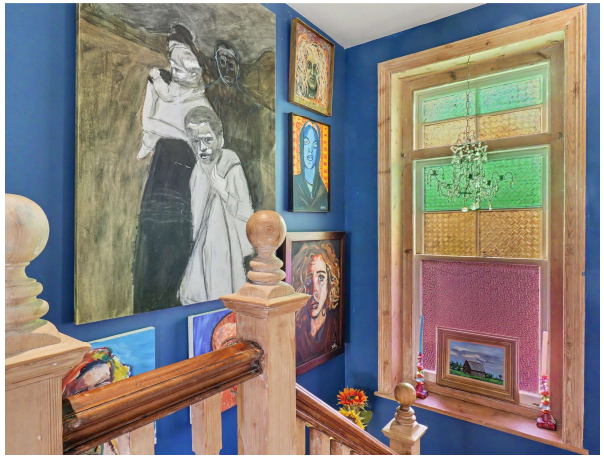
Welcome to 7 Barton Lane, a Victorian semi-detached family home that has many redeeming features such as vaulted ceilings, fireplaces and well-proportioned rooms throughout.

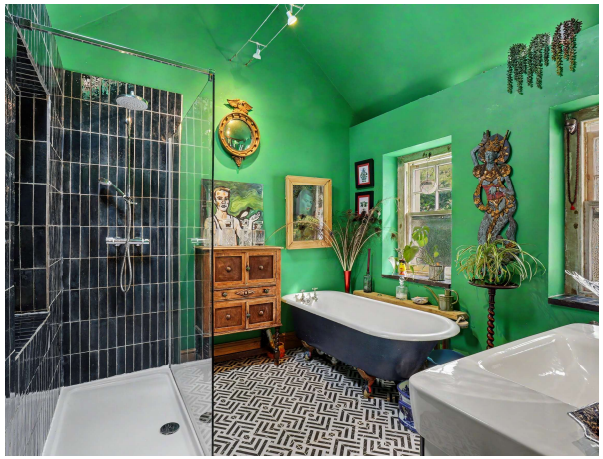
Internally the entrance hall is a great space with built in storage. The sitting room to the front is a good size space with bay window allowing light to poor in. To the rear is a Kitchen/dining room with sash windows, walk-in pantry space and utility cupboard and ground floor shower room. Off this is room is a garden room area that leads through to the garden.

To the first floor are two double bedrooms, a large four-piece family bathroom with free-standing bath and walk-in shower and vaulted ceiling. There is an enclosed room with stairs to the second floor where the impressive main bedroom is with Velux windows, views towards Braunton with fitted eaves storage.

Outside to the front is walled front garden, with path to the front and mature beds of shrubs. To the side is a good size driveway for two large cars and gate, which can offer more parking currently covered with carport. There is a large outbuilding divided into three a workshop, studio and through into a home office space. The garden is mature with large wisteria and lawn.

art





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.

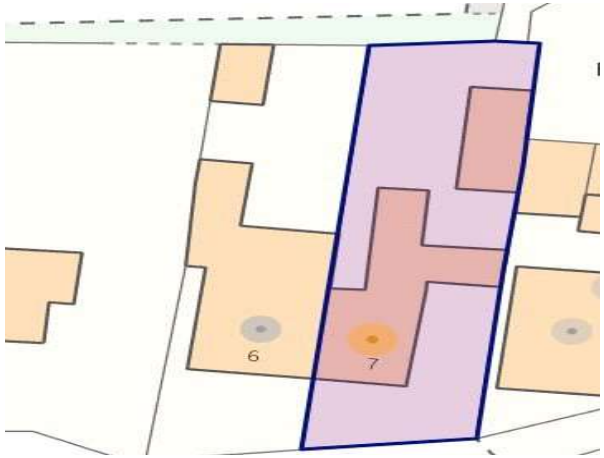
Just a short drive away are the golden sandy beaches of Saunton Sands, Croyde, Putsborough and Woolacombe, all renowned for their spectacular coastal scenery and excellent surfing conditions. This stretch of coastline forms part of the North Devon World Surfing Reserve, recognised for its environmental,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

On entering Braunton from Barnstaple, continue over the roundabout on the Exeter Road and take the next left hand turn into Barton Lane, continue on the road as it bears around to the right, continue up this road and no. 7 will be in front of you, with for sale board outside.

View this property

Please contact our Braunton Office on 01271 812263

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

Viewing

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

TOTAL FLOOR AREA : 1442sq.ft. (134.0 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 £1,600 subject to any necessary works and legal requirements (correct at August 2026). 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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