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Signature & WATERSIDE HOMES

1 ST. BRANNOCKS WELL CLOSE

Braunton, Devon, EX33 1BE

£600,000 FREEHOLD

Predicted Rental Income £2,000pcm

E | 5 | 2 | 1 | TBC

A modern detached family home with open-plan living, versatile accommodation and lovely outlook within a sought after road. The property has driveway parking for several cars, large store and planning permission for a garage. EPC: TBC

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

Key Features

- FIVE/SIX BEDROOMS
- DETACHED MODERN FAMILY HOME
- WALKING DISTANCE OF THE VILLAGE
- VIEWS OVER ST. BRANNOCKS
- IMPRESSIVE OPEN-PLAN LIVING
- LARGE WORK SHOP
- PLANNING PERMISSION FOR A GARAGE
- DRIVEWAY PARKING FOR SEVERAL CARS
- PLUMBING FOR ANOTHER FAMILY SHOWER ROOM

Overview

Located within a popular cul-de-sac, within walking distance of the village with lovely views over St. Brannocks. This impressive five/six bedroom family home has been transformed throughout.

Internally the home has a wonderful light and airy entrance hall with underfloor heating and door through to the large workshop. Off the stairs are aluminium French doors that flow into a spacious open-plan living are with lounge to the rear with patio door to a deck and the dining area naturally divides into the kitchen space with breakfast bar and window with views towards St. Brannocks.

To this floor also are two double bedrooms, and a useful utility room which can be a sixth bedroom if needed. There is also a four-piece family bathroom. To the first floor are a further three double bedrooms, bedroom one is an impressive room with vaulted ceiling Velux windows, ensuite shower room and eave storage. There is an additional room to the landing with plumbing in situ for a shower room.

To the outside is a stone chipped driveway for several cars, front lawn and large store with access to the front. There is also planning permission to build a garage to the side. The rear garden gently slopes, with patio area and deck for outdoor dining and lawn with mature fruit trees.

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 – Air Source Heating Pump Heating

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

Upon entering Braunton on the A361 from Barnstaple continue to the centre of the village. At the main set of traffic lights with the Webbers office on your right hand side proceed straight across, heading towards Woolacombe and Ilfracombe. As you reach the fire station, turn left signposted to Georgeham and take the first right into St. Brannocks Well Close and the property is on the left hand side with number plate clearly displayed.

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
1376 sq.ft. (127.8 sq.m.) approx.

1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.

TOTAL FLOOR AREA : 1966 sq.ft. (182.7 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 £2,000 subject to any necessary works and legal requirements (correct at September 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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