



PLOT 14, RIVERSMEET

Velator, Branton, Devon

£385,000 FREEHOLD



ONLY 1 PLOTS REMAINING. Riversmeet is a collection of bespoke, contemporary homes set within a backdrop of natural beauty. Just moments away from the Tarka trail within a riverside location walking distance of Branton burrows, the village and beaches.

Key Features

- PLOT 14
- 3, 4 AND 5 BEDROOM HOMES FOR SALE
- UNRESTRICTED OCCUPANCY
- ARCHITECTS BUILD WARRANTY
- STUNNING VIEWS TO THE REAR
- DESIGNED BY AWARD WINNING ARCHITECT
- WALKING DISTANCE OF THE BURROWS, TARKA TRAIL, BRAUNTON AND AMENITIES
- GARAGE AND PARKING
- FLOOR TO CEILING WINDOWS
- UNINTERRUPTED VISTAS
- NO CHAIN
- OCCUPATION SUMMER 25



Overview

PLOT 14 - This is a 3 bedroom detached home with the largest of gardens on the current phase and has the benefit of a balcony to the main bedroom, views of the 2 rivers coming together and a garage en-bloc. Ready for occupation.

Riversmeet homes are superbly situated, with unending views of beautiful countryside, combined with a short walk distance to the supermarket, a local gym (the Gym Braunton), shops, cafes, doctors, primary and secondary schools, church and only a ten minute drive to one of the best links courses in the UK - the Saunton Golf Club.

Riversmeet is at the starting point to access areas

of amazing natural beauty - Crow Point, the Burrows and Saunton Sands and Croyde. The famous Tarka Trail, popular with cyclists and hikers runs adjacent to the site. Another 30 minutes further afield is the spectacular surfing beach at Woolacombe Bay and the dramatic landscapes of Exmoor on the north coast of Devon.

The open market houses are arranged to maximise the southerly views across the downs with all benefitting from water frontage onto the River Caen and Knowle Water. The rivers add a special dimension to the site with the tide ebbing and flowing and varying depths throughout the year, and with river banks abundant with wildlife such as Otters.

The houses are contemporary in design with white render all with a fully glazed elevation facing toward the view south. They are entered from an attractive paved courtyard with window boxes to break up the pattern of the elevations, making these an attractive feature internally. The houses are conventionally arranged with living areas on the ground floor and bedrooms above with sloping mono pitch roof. A paved terrace between the living area and the waterfront provides a splendid external dining / barbecue area for the warmer months as a transition between outdoor and indoor living. Bathrooms, stairs and kitchens are planned on the north, non-view elevations. Ample parking is provided in the entrance courtyard, which is landscaped to add to the appealing look of the development.

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

**Mains Electric, Water and Drainage –
Air source heat 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

Coming from Barnstaple on the A361, at the roundabout, just after the Murco garage, take the first exit on to Vellator Way. At the next roundabout take the second exit and continue along a short distance. Half way up this road, immediately before the bridge, you will find the development Riversmeet on your left hand side.

View this property

Please contact our Braunton Office on 01271 812263

**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**



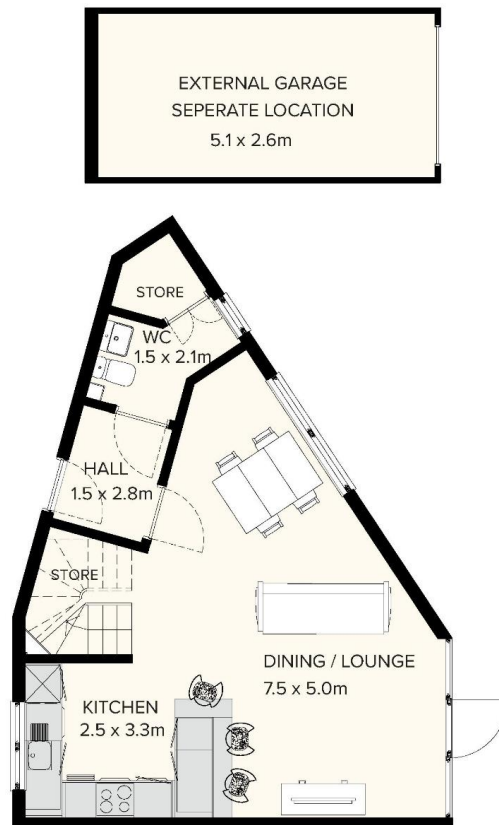
Viewing

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

PLOT 14

GROUND FLOOR

43.3 msq



FIRST FLOOR

46.9 msq

