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Signature & WATERSIDE HOMES







PROSPECT HOUSE
NORTH DOWN ROAD

Braunton, Devon, EX33 2EE

£650,000 FREEHOLD

Predicted Rental Income £1,800pcm

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A stunning Georgian home within a stone throw of the village centre with two garages for parking, enclosed garden and fantastic accommodation throughout - including views from some of the bedrooms over towards Saunton.

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

Key Features

- CHARACTERFUL GEORGIAN RESIDENCE IN A CONVENIENT VILLAGE LOCATION
- WITHIN WALKING DISTANCE OF BRAUNTON VILLAGE AMENITIES
- FOUR/FIVE BEDROOMS AND FLEXIBLE FAMILY ACCOMMODATION
- PRINCIPAL SUITE OCCUPYING THE ENTIRE TOP FLOOR
- FAMILY BATHROOM PLUS GROUND FLOOR SHOWER ROOM
- TWO RECEPTION ROOMS AND A GARDEN ROOM
- KITCHEN/DINING ROOM WITH FEATURE FIREPLACE AND WOOD BURNER
- ENCLOSED GARDENS
- DETACHED SINGLE GARAGE AND ADDITIONAL DOUBLE-WIDTH GARAGE
- EASY ACCESS TO SAUNTON BEACH

Overview

Prospect House is a handsome four/five-bedroom detached Georgian home, rich in character and arranged over three floors, within walking distance of Braunton village centre.

The welcoming hallway with its winding staircase sets the tone, leading to a cosy bay-fronted sitting room with wood burner, a bright garden room opening onto the garden, and a spacious kitchen/dining room with feature fireplace and further wood burner. There is also a utility room, downstairs shower room and internal access to the double-width garage, suitable for smaller vehicles.

The first floor offers three/four bedrooms and a family bathroom, with the fourth bedroom currently utilised as a dressing room. A separate staircase leads to the impressive top-floor principal bedroom suite, enjoying wonderful, elevated views across Braunton towards Saunton and benefiting from its own en-suite bathroom.

Outside, attractive enclosed gardens extend from the walled front garden to a private rear garden with a generous patio and lawn, ideal for outdoor entertaining.

A particular advantage is the detached single garage to the front, which is generously sized and has previously accommodated an SUV. In addition, a double-width garage accessed from North Down Road provides further parking for smaller vehicles or valuable storage space.

A wonderful opportunity to acquire a characterful Georgian family home with versatile accommodation, excellent garaging and private gardens, conveniently positioned for Braunton's amenities and North Devon's beautiful coastline.























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

From the main set of traffic lights in Braunton with our office on your right hand side turn right in to east street and continue to the end of this road. Continue straight across the crossroads into North Down Road and the property can be found a short way up 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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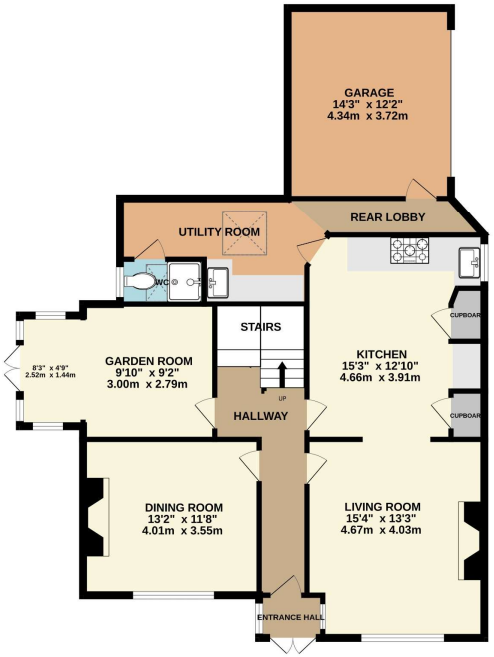
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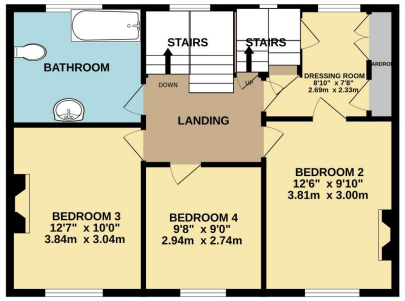
Viewing

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
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



ATTIC ROOM
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 2153 sq.ft. (200.0 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 £1800 subject to any necessary works and legal requirements (correct at November 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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