



The Warren Stony Bridge, Braunton, EX33 1HR

Offers In Excess Of £750,000

- No Chain!
- Versatile Accommodation
- 3 Kitchen/Diners
- Fantastic Location
- Ample Off Road Parking
- Huge Potential
- 10 Bedrooms With En suites
- Rare Opportunity
- Mature Secluded Grounds
- Must See

The Warren

Morris and Bott are proud to introduce the Warren to the market. This large, detached bungalow presents a rare opportunity to acquire a property that offers highly versatile and adaptable accommodation. The extensive living space boasts 10 en-suite bedrooms, 3 spacious kitchen/dining areas, and ample room for leisure, all presented to an immaculate standard. Situated on a generous plot with a tranquil river border, the property offers a sense of seclusion and privacy. To the front, the bungalow provides abundant parking for multiple vehicles and picturesque gardens that can be enjoyed all year round.

Having previously served as a retirement home for supportive living, the Warren holds great potential for accommodating multiple families or being divided into separate units. Furthermore, the property is being offered with no onward chain, ensuring a swift and hassle-free occupancy for any purchaser.



Council Tax Band: F



Location

Stony Bridge is a charming hamlet nestled between Braunton and West Down, conveniently located in close proximity to bus services and local amenities. Within approximately a mile, the village of Knowle presents a selection of amenities, including a pub/restaurant, garage, post office, and stores. A mere 5-mile distance brings you to Braunton, reputedly the largest village in England, which offers an extensive array of amenities such as local shops, supermarkets, a community center, a medical center, primary and secondary schools, various churches, as well as a wide range of popular pubs and restaurants.

Entrance Porch

Bedroom One

12'11" x 11'6"

Ensuite

12'10" x 4'9"

Bedroom Two

9'8" x 7'8"

Ensuite

6'5" x 4'10"

Bedroom Three

9'0" x 8'7"

Ensuite

6'10" x 6'4"

Bedroom Four

14'7" x 7'8"

Ensuite

7'1" x 6'11"

Bedroom Five

9'11" x 8'7"

Ensuite

8'1" x 5'10"

Bedroom Six

9'11" x 8'0"

Ensuite

7'8" x 5'5"

Bedroom Seven

14'6" x 9'6"

Ensuite

10'11" x 4'9"

Bedroom Eight

12'11" x 12'1"

Ensuite

11'10" x 6'3"

Bedroom Nine

10'9" x 10'0"

Ensuite

9'10" x 3'10"

Bedroom 10

15'6" x 11'0"

Ensuite

10'10" x 4'10"

Outside

The property offers an expansive garden area that predominantly occupies the front of the bungalow, providing a secluded and sunlit space. The bungalow overlooks the parking area and a central, semi-circular lawn that is accompanied by an array of trees and shrubs, creating a natural boundary that extends to the River Caen, situated at the edge of the plot. Positioned in a semi-rural location, the bungalow enjoys picturesque countryside in every direction, behind the bungalow, there is a charming country lane leading to the quintessential North Devon countryside.

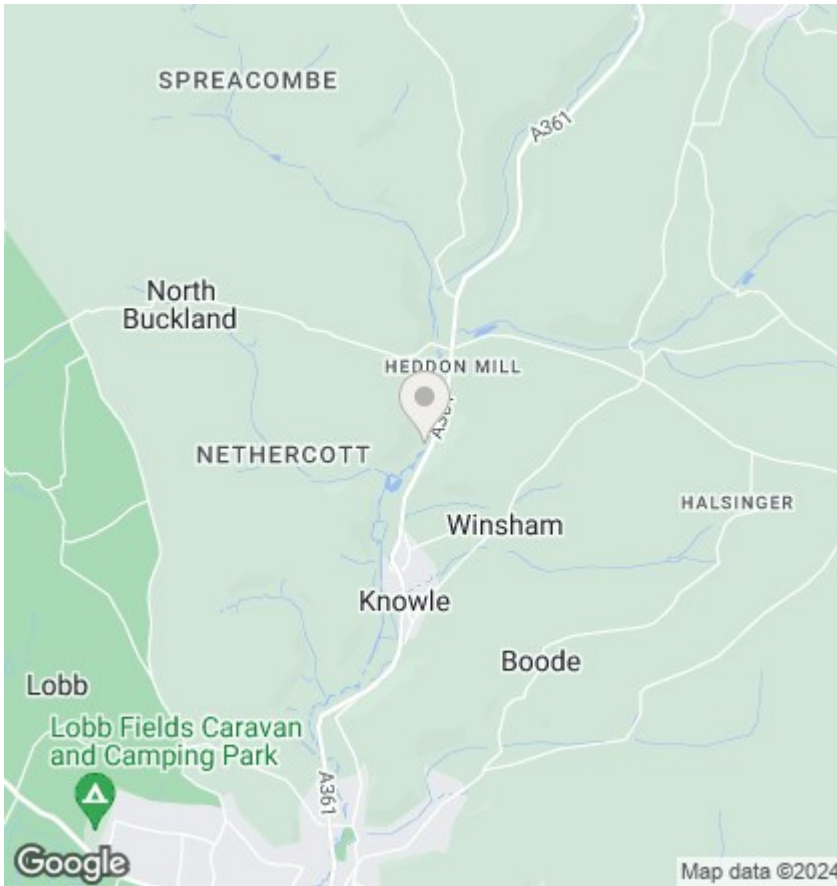
Services

Private water and drainage. Electricity and oil fired central heating.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



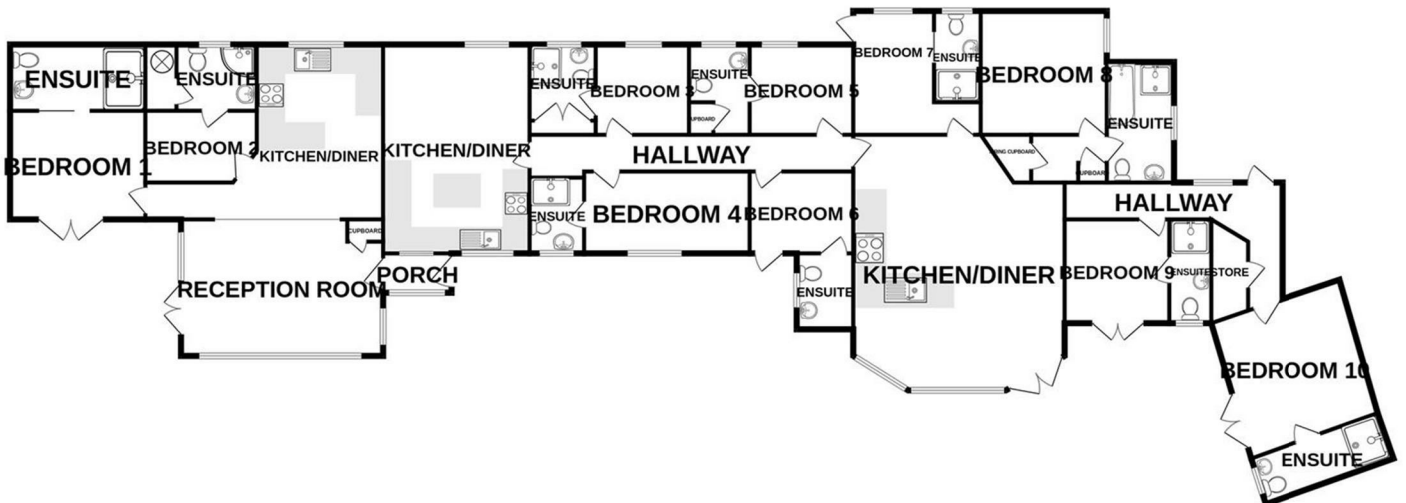


Directions

From Barnstaple proceed on the A361 to Branton and continue through to the village following the signposts to Ilfracombe. Continue through the village of Knowle, then after a short distance turn left signposted to Nethercott and Upcott and the property will then be found immediately on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



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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