

# An Immaculate 7 Bedroom Edwardian House

26 Wrafton Road, Braunton, Devon, EX33 2BT

Asking Price

£895,000



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# Viewing Is Essential To Appreciate The Superb Accommodation

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This superb home has outstanding accommodation arranged over 3 floors and is in tip top order throughout. The current owners have invested heavily in the property having improved it tremendously both inside and out. Only when viewed can the property be properly appreciated. The spacious 7 bedroomed accommodation is sure to impress even the most discerning buyer.

The improvements include extensive roof works to the rear and lime rendering to the rear. There are some new sash Upvc double glazed windows and bi fold doors to the dining room and kitchen. New wood flooring to the entrance hall with the column style radiator, panelled doors with wide architrave surround, gives the house a superior feel as soon as you enter. Furthermore, the feature arch with decorative corbels, refines the finish. To the entrance end of the hall is a useful store, cloakroom & downstairs toilet.

The reception rooms are delightful. The sitting room has a bay window with new shutters, a fire recess with wood burner and stripped floor. The dining room is opposite and has a high recess or wine rack and new bi fold doors lead out to the garden. An impressive and spacious kitchen/breakfast/ living room also opens out into the garden via more bi folding doors. There is a great range of white, shaker style units which contrast nicely against the black granite worktops. From here is a new utility room, wash room. There is also a door to the garage and a rear staircase.

The main bedroom has a bay and a stunning 4 piece en suite bathroom. This has extensive wardrobes, a central bath tub with side wall and lit recesses. This is a superb room! The guest room matches the main bedroom for space and quality, the ensuite is tastefully appointed with good use of lighting. There are 3 further bedrooms to this floor, a family bathroom and good storage. The second floor has 2 bedrooms with living room, 2 shower rooms, utility room and a super sun deck which has fine views down through the valley behind.

# DETAILS

The property is located on Wrafton Road which offers easy access to the village centre and its amenities. Close by is Braunton Academy and Southmead Primary School and the centre of the village is within easy walking distance. Braunton is considered to be one of the largest villages in the country and caters very well for its inhabitants. There is a good range of shops and facilities including medical centre, library and two further good primary schools. Braunton also has a good choice of public houses and restaurants whilst the Tesco's supermarket is also close to hand. The village is very well located for easy access to the superb sandy beaches of Croyde and Saunton which offer excellent surfing facilities. Saunton also offers the renowned golf club with its two championship courses, there is also the Tarka Trail providing a superb 5 mile level walk along the Taw Estuary to Barnstaple. Barnstaple is an ancient borough and offers further facilities including the Queens Theatre, cinema, hospital and further good shopping facilities. Good road connections via the North Devon Link Road to the M5 motorway at junction 27 and London (Paddington) can be reached via Tiverton Parkway and there is the Tarka Rail Line running to Exeter in the south. On the North coast is the Victorian town of Ilfracombe where there is the award winning Landmark theatre.

There are superb walks along the rugged North Devon coast via the South West Coastal Path. A short distance from Braunton is England's largest sand dune system at Braunton Burrows here there are excellent dog walking facilities in an area of outstanding natural beauty.

The house is therefore ideal for those persons seeking a family home, close to schooling, shopping facilities and which will also allow the purchaser to work from home and from which to accrue an excellent income.

## Viewing

**By appointment through our  
Phillips, Smith & Dunn Braunton Office**



### Entrance Porch

Attractive tiled floor.

### Entrance Hall & Inner Hall

With attractive feature arch with storage cupboard and cloakroom.

### Sitting Room 5m x 4.35m (16'4" x 14'3")

Bay window with shutters. Fireplace with wood burner. Stripped floor floor.

### Dining Room 4.45m x 4.45m (14'7" x 14'7" )

A super room with bi folding doors out to the rear garden

### Kitchen/Breakfast Living Room 9.70m x 5m (31'9" x 16'4" )

Extremely well fitted with a wide range of units and granite work surfaces and island. Bi fold doors out to the garden.

### Rear Lobby 8.32m x 4.06m narrowing to 2.63m (27'3" x 13'3" narrowing to 8'7")

A very useful room with steps up to

### Laundry Room 2.78m x 2.49m (9'1" x 8'2")

### Main Landing

With built in storage cupboard

### Bedroom 1. 4.44m x 3.31m (14'6" x 10'10")

A delightful room with recessed window and open aspect.

### En Suite Bathroom 4.33m x 3.32m (14'2" x 10'10")

A 4 piece suite appointed to the highest of standards. Central bath tub with side tiled panel and lit recesses and mixer taps. Extensive built in store cupboards. Excellent use of lighting.

### Bedroom 2. 5.10m x 4.40m (16'8" x 14'5" )

Bay window and built in wardrobes

### En Suite Shower Room

Bright well lit with a slight split level and wall lights.

### Bedroom 3 4.37m x 3.73m (14'4" x 12'2")

Built in wardrobes and window seat/ storage

### Bedroom 4 3.85m x 3.22m (12'7" x 10'6")

### Second Landing

With Good storage and secondary staircase

### Bedroom 5 3.25m x 2.9m (10'7" x 9'6" )

### Family Bathroom

4 piece suite and airing cupboard.

### SECOND FLOOR

This level of the house has a separate boiler

### Living Room 6.7m max x 4.19m max (irregular shape) (21'11" max x 13'8" max (irregular shape))

A bright room which opens to

### Potential Kitchen Area

### Shower Room

With white suite

### Bedroom 6. 3.30m x 2.84m (irregular shape) (10'9" x 9'3" (irregular shape))

Wardrobe and door to

### En Suite Shower Room

### Bedroom 7 3.95m x 3.30m (irregular shape) (12'11" x 10'9" (irregular shape))

Wardrobe and door to balcony. This has a wonderful view over playing fields and down through the valley beyond



## Outside

To the front of the house are 2 off road parking spaces, one of which leads to a garage for a small car. There is an automatic roller door and from here there is access down to the cellar. There is access to the right hand side of the property which leads to a good size and very attractive garden, This has been thoughtfully landscaped with a central lawn. There is a good degree of privacy. There are various new patios around the garden. The bi fold doors from the kitchen and dining room open on to the main patio. A path leads to bottom of the garden with a lovely bar which offers a lovely area to dine al fresco. Integral lighting to sleepers, which enclose the patio area, enhance the evening dining experience. There are fruit trees to the rear wall which then backs onto playing fields. A further patio to the bottom corner of the garden is a great quiet area to lounge and read a book and enjoy the sun.

## Services

All Mains Connected.

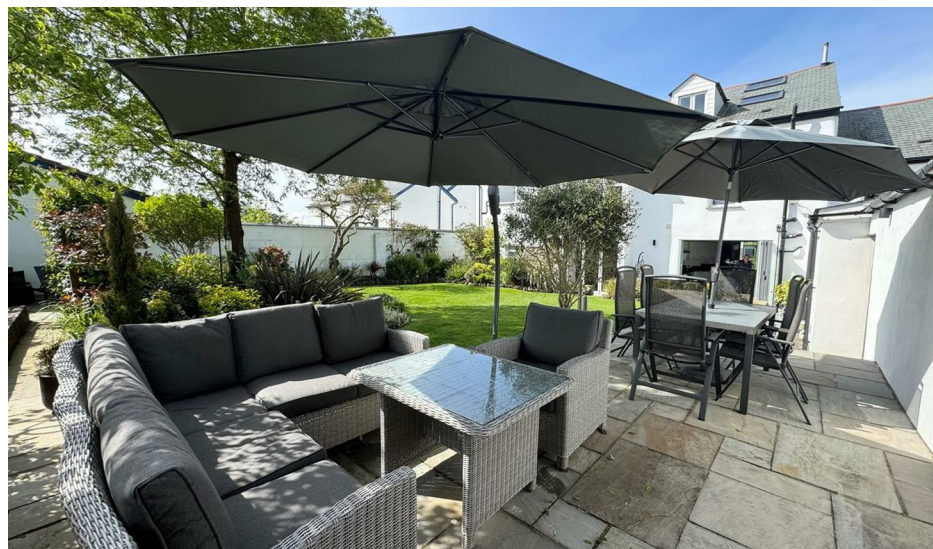
There is a new boiler which serves the ground & first floor. Independent boiler to the second floor

## Energy Performance Certificate

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## DIRECTIONS

From Barnstaple proceed on the A361 to Braunton. After the Velator roundabout turn right into Barton Lane by Braunton Academy. Turn left at the T junction into Wrafton Road and then the property will be found a short distance down on the right hand side.

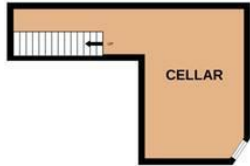


## VIEWING

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Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Braunton Office  
01271 814114



CELLAR  
277 sq.ft. (25.8 sq.m.) approx.



GROUND FLOOR  
1895 sq.ft. (176.1 sq.m.) approx.



1ST FLOOR  
1605 sq.ft. (149.1 sq.m.) approx.



2ND FLOOR  
945 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 4723 sq.ft. (438.8 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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