

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

26 Wrafton Road, Braunton, Devon, EX33 2BT



Impressive recently renovated 7 bedroom, 5 bathroom Georgian house in immaculate condition located in the centre of the village within minutes walk from all local amenities. Arranged over 3 floors the property includes a self-contained 2 bed flat with a roof terrace on the top floor, ideal for dual occupation or as a home with income. Curve Acre Villa is understood to originally date back to the 1830's and has recently been extensively modernised and renovated by the current owners. The private, enclosed garden has been beautifully landscaped with off-road parking to the front. Only when viewed can the property be truly appreciated.

On the ground floor a bright and spacious entrance porch leads into the central reception hallway with new wood flooring and staircase rising to the first floor. Off the central hallway is a cloakroom, downstairs toilet and three well-proportioned reception rooms. The sitting room has a large bay window with new timber shutters, a fire recess with wood burner and stripped floor. The dining room has new timber floor, recessed wine rack and new bi-fold doors leading out to the garden.

The dual aspect kitchen/living room has a gas fireplace and bi-fold doors out into the garden along with new white, shaker style units and black granite worktops, a large bellling range cooker and integrated appliances which include a dishwasher and American style fridge freezer. A door leads to a newly fitted utility room, with access to the garage, laundry room and a rear staircase up to the first floor.

On the first floor the stunning master bedroom has a large bay window with far reaching views aswell as a 4 piece ensuite bathroom & dressing room. The guest bedroom matches the master bedroom for space and quality, along with the updated ensuite. There are 3 further bedrooms to this floor and a family bathroom.

On second floor are a further 2 bedrooms, 2 showers rooms, loft style sitting room, small kitchen and access to to the super roof terrace.

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.

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")

Large roof storage above

Family Bathroom

4 piece suite and airing cupboard.

SECOND FLOOR

This level of the house has a separate boiler

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

A bright room which opens to

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

The mature well stocked impressive walled rear garden offers plenty of room for those with pets or children to run around safely, whilst benefiting from being private, enclosed and enjoying plenty of sun. There are 2 useful patio areas, perfect for alfresco dining or enjoying a beverage in the evening watching the sun go down. To the front of the property there is parking for 2 cars plus side access to the rear garden and a garage with electronic up and over door.

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

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Braunton Office
01271 814114



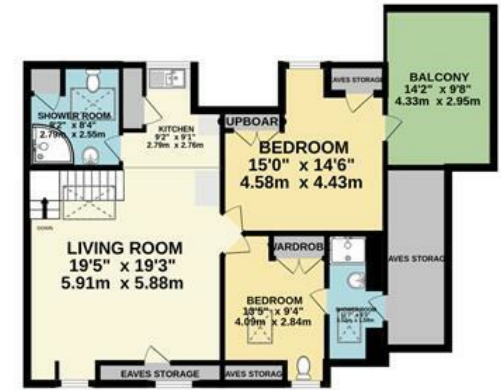
GROUND FLOOR
1895 sq.ft. (176.1 sq.m.) approx.



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



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



26, WRAFTON ROAD

TOTAL FLOOR AREA : 4446 sq.ft. (413.0 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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