



Superb Home With Stunning Views

3 Beacon Heights, Branton, Devon, EX33 2HY

Asking Price

£775,000

- 4 Bedrooms, 2 Bathrooms
- Spacious Living Room, Dining Room
- Superb Kitchen/ Breakfast Room
- Very Useful Utility Room
- Large Hall with Cloakroom
- Garage and Parking
- Splendid Plot Of Nearly 0.75 Acre
- UPVC D/G, Gas Central Heating
- EPC: D

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Located in a quiet tucked away position, is this very spacious 4 bedroom detached family house. It offers extremely well presented and spacious accommodation which benefits Upvc double glazing and gas fired central heating. Furthermore, there are fabulous views towards the sea and over Braunton. The property stands on a large plot which extends to very nearly 0.75 of an acre. Beacon Heights is a very sought after cul de sac of similar but individual homes of traditional cavity construction.

As soon as you enter the house you can gauge the quality, the black quartz sparkle tiled floor contrasts nicely with the white walls and oak style doors and oak staircase to the first floor. The flooring continues into the cloakroom and on into the dining room. This then opens into the splendid double aspect living room which has a wood burner and the oak theme continues in the attractive oak flooring and patio doors out to the sun deck. The kitchen/breakfast room is very bright and has been really well fitted, again with quartz tiled floor and black granite worksurfaces. The lighting here is subtle, with blue plinth lighting and ceiling down lights. There is a central island with hob and filter fan over and a breakfast bar to one end. From here there is access to a useful utility room.

The first floor has a light and airy gallery landing with oak style flooring. This is a spacious area, ideal to sit and read or to use as a study area. The main bedroom has a lovely en suite shower room with port hole window. The two front bedrooms have superb views to the coast and over Braunton old village. Bedroom 4 is currently used as a dressing room with extensive wardrobes. The family bathroom is very well appointed with shower bath and over head shower unit. This room also has good lighting with blue mood and ceiling down lights.

This is a rare opportunity to acquire a spacious and bright home which benefits lovely, flowing rooms and which has quite superb views over the village, the Great Field and on to the ocean. Therefore, we recommend a full viewing in order to appreciate what the house to offer and the lovely position within which it sits.

Below the house is an integral garage with car parking to the front. From here there are steps to the side which lead up to the front door and this opens to the large sun deck. This is a fabulous area and benefits privacy and superb open views towards the sea, around over Braunton old village, the church spire, Chapel Mount and down through the valley. The plot extends to nearly 0.75 of an acre and slopes up any away from the house. There is a level lawned area and steps up to a further lawn. There are many shrubs, hedging beds and rhododendrons. The land then goes up into the woodland which backs on to fields at the top. There are fine views from the gardens and the house.

Beacon Heights is a small cul de sac of executive style homes situated to the north edge of Braunton village in an elevated position therefore, taking full advantage of the outstanding views. The location is ideal for those wanting access to the village centre, yet looking to get away from the hustle and bustle of the centre.

Braunton is considered one of the largest in the country and caters well for its inhabitants with an excellent range of amenities including primary and secondary schooling, health centre, churches, Tesco superstore, public houses, restaurants and an excellent range of local shops and stores. There is easy access to the sandy beaches at Saunton & Croyde approximately 3 & 5 miles to the west and they are connected by a regular bus service. The service also connects to Barnstaple, the regional centre of north Devon, 5 miles to the south east and here a wider range of amenities can be found. There is covered town centre shopping at Green Lanes and out of time shopping at Roundswell. There is access to the The North Devon Link Road which provides a convenient route to the M5 motorway. The Tarka train line connects to Exeter in the south and this picks up the direct route to London Paddington.

Room list:

Large Entrance Hall

Cloakroom

Living Room
6.65 x 4.52 (21'9" x 14'9")

Dining Room
2.97 x 2.95 (9'8" x 9'8")

Kitchen/ Breakfast Room
5.05 x 3.78 (16'6" x 12'4")

Utility Room
3.43 x 1.47 (11'3" x 4'9")

First Floor Gallery Landing/ Study Area

Bedroom 1
3.66 x 3.78 narr to 2.80 (12'0" x 12'4" narr to 9'2")

En Suite Shower Room

Bedroom 2
4.52 x 3.58 (14'9" x 11'8")

Bedroom 3
3.78 x 2.97 (12'4" x 9'8")

Bedroom 4
3.78 x 2.87 (12'4" x 9'4")

Family Bathroom

Parking Space & Garage
6.40 x 3.50 (20'11" x 11'5")

Super Gardens

Services

All Mains Connected

Council Tax band

F

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment through
Phillips, Smith & Dunn Braunton
branch on
01271 814114

