

## 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.  
Made with Metropix ©2025



## Directions

From Barnstaple proceed along the A361 to Braunton. Here you can either go to the centre of the village and, at the crossroads and traffic lights, continue on signposted to Ilfracombe and proceed through the village of Knowle. After a short distance turn right at Heddon Mill, signposted to Halsinger and continue along up this hill and along the road. At the top turn right, again signposted to Halsinger, and follow the road down whereupon Shirmart Park can be found on the right hand side. Alternatively, at the crossroads and traffic lights in Braunton turn right into East St. Continue up the road and over the next crossroads and out of Braunton towards Boode. Continue along this road and the entrance to Shirmart Park will then be found on the left hand side. Number 19 will be found on the left hand side of the park in the middle.

Looking to sell? Let us  
value your property  
for free!

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.

## A Well Presented Park Home For The Over 50's

Guide Price

**£185,000**

19 Shirmart Park Halsinger, Braunton, EX33 2NL

- 2 Double Bedrooms With Wardrobes
- Ample Off Road Parking
- Gated Entrance
- Ensuite Shower & Family Bathroom
- No Chain
- Semi Rural Location
- Modern Kitchen/Diner
- Short Drive To The Beach
- Enclosed Garden





## Room list:

### Entrance Hall

### Living Room

5.91 x 2.81 (19'4" x 9'2" )

### Kitchen/Diner

4.17 x 2.36 (13'8" x 7'8")

### Utility Room

1.88 x 1.63 (6'2" x 5'4")

### Bedroom 1

3.57 x 2.55 (11'8" x 8'4")

### Ensuite

1.66 x 1.48 (5'5" x 4'10")

### Bedroom 1 Has A Walk In Wardrobe

### Bedroom 2

2.55 x 2.53 (8'4" x 8'3")

### Family Bathroom

2.05 x 1.66 (6'8" x 5'5")

### Ample Off Road Parking

Positioned within the sought-after Shirmart Park development in Halsinger, number 19 is a beautifully presented and deceptively spacious two-bedroom park home, available exclusively for the over 50's. Set behind a gated entrance in a quiet, semi-rural location, this stunning home sits on a generous plot with ample parking and a well-maintained, enclosed garden – ideal for those seeking a peaceful yet convenient lifestyle.

Inside, you'll find a bright and welcoming triple-aspect living room, filled with natural light and centred around a stylish electric fireplace, creating a cosy and inviting atmosphere. Flowing seamlessly from here is a modern kitchen, finished with contemporary metro-style tiling, ample worktop space, and plenty of storage. At the far end, sliding patio doors enhance the indoor-outdoor connection, perfect for enjoying the garden and entertaining guests. next to the kitchen is a practical utility room with additional storage and direct access to the garden.

The home features two generous double bedrooms. The master suite benefits from a private ensuite shower room, a walk-in wardrobe, and views over the rear garden – offering a peaceful retreat at the end of the day.

With easy access to nearby amenities and the beautiful North Devon coast and countryside, this home offers the perfect blend of comfort, convenience, and community. Whether you're downsizing or looking to enjoy a slower pace of life, 19 Shirmart Park is a standout opportunity within this desirable development.

## Outside

The property is situated in the popular Shirmart Park development in Halsinger. It is an exclusive and secure development of park homes designed with easy, low maintenance in mind. The units are set around similar style park homes in an enviable rural location yet only a few minutes drive from Braunton, considered to be one of the biggest villages in the country. Here there is a wide range of amenities catering for everyday needs with a Tesco supermarket, Cawthorne's supermarket, restaurants, medical centre, pubs, churches and a good many local shops and businesses. Some of North Devon's most splendid scenery is close to hand as well as the sandy beaches at Croyde and Saunton, again only a few minutes drive away. Saunton has the renowned golf club with two championship courses.

Barnstaple, the regional centre of North Devon, is approximately 5 miles south east of Braunton. Here a wider range of amenities is available as well as access to the M5 motorway via the North Devon link road.

## Services

Mains Electric & Water - Calor  
Gas

## Council Tax band

A

## EPC Rating

Exempt

## Tenure

Leasehold

## Viewings

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

