



Superb Home In Very Desirable Location

Bramley Lodge Higher Park Road, Branton, EX33 2LG

Asking Price

£925,000

- Very Spacious Family Home
- Highly Sought After Location
- 5 Bedrooms, 3 Bathrooms
- Very Well Fitted Kitchen/ Dining Room
- Large Living Room on to Sun Deck
- Games Room & Full Size Snooker Table
- Utility Room, Double Garage & Parking
- UPVc D/G, Gas Central Heating
- Delightful Gardens

Directions

From Barnstaple follow A361 to Braunton. At Wrafton. bear/ turn right signposted to Heanton and North Devon Athletics Track. Continue on and past the primary & secondary schools. At the button roundabout, turn right into Lower Park Road. Just after Tyspane Care Centre, turn left into Seven Acres Lane. At the top, turn right into Higher Park Road. Continue down and Bramley Lodge will be found on the left hand side.

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Bramley Lodge is an individual home which offers a tremendous amount of space, both upstairs and downstairs. This will make an ideal family home as there are 5 double bedrooms and 3 bathrooms. We recommend a full viewing to appreciate not just the space but the lovely position within which the house sits.

Higher Park Road is considered one of the best addresses in the north Devon area and Bramley Lodge sits nicely within the road surrounded by its gardens which provide a good degree of privacy. As you turn into the plot, there is ample parking and turning space with access to a double garage. Steps lead up to the front sun deck which is over the garage. This is a super area to dine al fresco, as it is spacious and there is a purpose built in BBQ within the chimney breast. A beautiful and prolific wisteria grows through the balustrading which surrounds the sun deck. The gardens are delightful and have a wide range of plants, flowers, fruit trees and a large greenhouse. There are many areas to sit and enjoy the peaceful surroundings and a kitchen garden is to the right hand side of the plot.

The rooms flow nicely through the property. The hall leads to the well fitted kitchen which is open plan to the dining room. This is over 10 meters long and opens into the bright, triple aspect living room with wood burner and has patio doors out onto the sun deck. The main bedroom has a large dressing room with wardrobes, a cloakroom and bathroom with walk in shower cabin with great features including fold up seat and body spray. There are 3 further bedrooms, shower room a separate family bathroom and a useful utility room.

To the first floor there is a whopping games room with a full size snooker table included. This is a super area for teenagers and adults alike to entertain and be entertained. There are 2 further beds to this floor and very generous eaves storage space.

In all, this is a very attractive home constructed in late 1960's/ early 1970's of tradition cavity construction with pleasing part exposed stone and part textured render under a tiled roof. The property has UPVc double glazing, gas fired central heating with Solar back up, so this is a economic and easy to run family home.

Services

Mains Water, Electric & Gas.
Private Drainage. Solar Backup.

Council Tax band

G

EPC Rating

C

Tenure

Freehold

Viewings

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



Higher Park Road is a very sought after area and is one of the regions most prestigious residential locations. Bramley Lodge sits in a very quiet position within a level walk from the village centre. and close to open countryside. The road comprises individual homes of distinction all of which sit in their private gardens enjoying to peace and tranquil setting.

Branton is considered one of the largest villages in the country and caters well for its inhabitants. There is an excellent range of amenities including primary and secondary schools, medical centre, supermarkets, pubs, churches and a good number of local shops and stores. The village enjoys a good location for easy access to the sanding beaches at Croyde and Saunton which are approximately 3 & 5 miles to the west. At Saunton there is the renowned golf club which boasts two championship courses.

Barnstaple, the reginal centre of north Devon, is approximately 5 miles to the east and here a wider range of amenities can be found. Out of town shopping at Roundswell offers a wide choice of superstores, whilst there is covered shopping at Green Lanes to the town centre. Social facilities include the new North Devon Leisure Centre, Tarka Tennis Centre, The Queens Theatre and a cinema.

Access to the M5 Motorway is via the upgraded North Devon Link Road to junction 27 at Tiverton. The Tarka train line runs down to Exeter in the south and this connects to the main line to London Paddington.



Room list:

Entrance Porch & Hall

Living Room

7.57 x 4.91 (24'10" x 16'1")

Kitchen & Dining Room

10.05 x 5.71 (32'11" x 18'8")

Utility Room

2.93 x 2.62 (9'7" x 8'7")

Bedroom 1

4.90 x 3.60 (16'0" x 11'9")

Dressing Room

3.62 x 1.19 (11'10" x 3'10")

En Suite Bathroom & Sep WC

Bedroom 2

4.70 x 3.75 (15'5" x 12'3")

Bedroom 3

3.62 x 2.56 (11'10" x 8'4")

Family Bathroom

2.63 x 2.17 (8'7" x 7'1")

Shower Room

2.50 x 1.32 (8'2" x 4'3")

First Floor Landing & Eaves Storage

Games Room

8.75 x 4.93 (28'8" x 16'2")

Bedroom 4

4.98 x 2.37 max (16'4" x 7'9" max)

Bedroom 5

4.02 x 2.73 (13'2" x 8'11")

Garage & Good Parking

12.5 x 7 (41'0" x 22'11")

Delightful Gardens