



Exceptional & Tucked Away Family Home

Wrafton House Wrafton, Branton, North Devon, EX33 2DW

Asking Price

£895,000

- Quality, High Specification Home.
- Reception Hall ,Cloakroom & Utility
- Double Garage & Secure Ample Parking
- Execeptional Family Accommodation
- Very Well Appointed Kitchen/Dining
- Very Private Gardens & Party Room
- 4 Bedrooms, 3 Bathrooms. Balcony
- Superb Living Room With Mood Lighting
- EPC : B

Directions

From Barnstaple take A361 to Branton. Continue past Chivenor and continue on ton Wrafton. Take the left turn opposite The Williams Arms pub. Go past the British Legion and follow the road right down to the botom. Her, ytake the last turning on the left with house name plate displayed. Wrafton House is right to the bottom of the lane.

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

Call 01271 814114

or email branton@phillipsland.com

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Room list:

Reception Porch & Hall

Cloakroom

1.66 x 1.24 (5'5" x 4'0")

Living Room

7.56 x 4.63 (24'9" x 15'2")

Kitchen/ Dining Room

7.54 x 4.92 narr 3.85 (24'8" x 16'1" narr 12'7")

Utility Room

3.94 x 2.46 max (12'11" x 8'0" max)

First Floor Landing Lounge Area

6.87 x 2.82 (22'6" x 9'3")

Balcony

4.38 x 1.68 (14'4" x 5'6")

Principle Bedroom

4.47 x 3.85 (14'7" x 12'7")

Dressing Room & Wardrobes

2.68 x 1.22 (8'9" x 4'0")

En Suite Shower

2.52 x 1.95 (8'3" x 6'4")

Guest Bedroom

4.58 max x 4.05 (15'0" max x 13'3")

En Suite Shower

2.76 x 0.97 (9'0" x 3'2")

Bedroom 3

4.22 x 3.38 (13'10" x 11'1")

Bedroom 4

4.52 x 2.92 (14'9" x 9'6")

4 Piece Family Bathroom

3.43 x 2.33 (11'3" x 7'7")

Party/ Games Room

7.64 x 3.88 (25'0" x 12'8")

Double Garage

7.11 x 5.70 (23'3" x 18'8")

Good Off Road Parking

Superb Private & Sunny Garden

We are delighted to offer to the market Wrafton House, a stylish and modern family home which is sure to impress those looking for a quality home which offers much more than the new homes currently available in this area. The property demands a full viewing in order to appreciate what it has to offer both inside and outside.

Wrafton House is one of 5 individual homes constructed only a few years ago. It stands in a quiet and tucked away position to the very edge of Wrafton Village, so tucked away, you'd hardly know it was there. You approach the house via an automatic gate with ample off road parking to the front of the house which is attractively laid to red brick and easy to maintain. The ease of maintenance theme continues through the gardens and the house. The attractive part brick and part cedral elevations look after themselves, whilst the gardens are beautifully laid out to invoke a calm and tranquil ambience. There are many features to this house which makes it a very special home.

The spacious reception hall has a cloakroom and study. Double doors open to the tremendous living room which is brilliantly lit with imaginative multi coloured semi flush ceiling lighting. A feature wall has a raised gas fire with base and wall store units and contemporary split face tiled backing. The similar size kitchen/ dining room is very well fitted with many built in appliances and ample granite work surfaces, breakfast bar and tiled flooring. From here there is access to a useful utility room and the boiler room.

To the first floor is a bright landing/ sitting area with vaulted ceiling and full height window. There is access out to the front balcony which the principle bedroom also open to. Furthermore, there is a good size dressing room and en suite shower room. The guest bedroom has an ensuite and there are 2 further bedrooms and a luxurious, fully tiled 4 piece family bathroom which has a bath tub with free standing mixer taps and floating sink and WC.

There is ample and secure parking to the front and a large double garage with automatic roller door. Beyond the dividing low wall are the delightful and very private gardens. A good size patio caters for entertaining and al fresco dining. Raised stone herb beds usher you onto the quality artificial lawn. Here there is an attractive covered patio area and further raised boarders with plants, shrubs and water feature. Everything has ease of maintenance in mind. There is a 7meter long games/ party room which could easily cater for small private functions.

Services

All Mains Connected

Council Tax band

Business Rated

EPC Rating

TBC

Tenure

Freehold

Viewings

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

