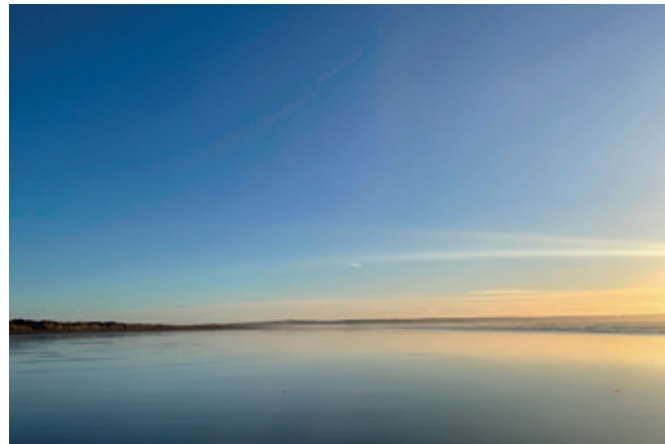




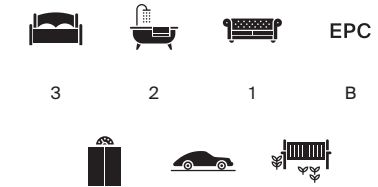
5 THE CHALET

Saunton, North Devon



AN EXCEPTIONALLY DESIGNED THREE BEDROOM APARTMENT

Offering exceptional views across Saunton Sands
and direct beach access.



Local Authority: North Devon Council
Council Tax band: F
Tenure: Leasehold (999 year lease)
Service charge and management fee: £5000 PA



SITUATION

Nestled in stunning North Devon, this exclusive development offers direct access to Saunton Sands, one of the UK's finest beaches and designated world surf reserve.

Surrounded by dramatic coastline, hidden coves, and rolling hills, much of the area is protected by the National Trust and designated an AONB. Nearby, the four-star Saunton Sands Hotel offers a pool, gym, and spa. Saunton Golf Club, a top UK links course, is also within walking distance.

The vibrant village of Braunton is just 2 miles away which provides a number of shops, cafés, and amenities, while the larger town of Barnstaple is 8 miles away. The area boasts excellent communication links, making travel convenient and efficient. The North Devon Link Road runs through both Barnstaple and Tiverton, ensuring easy access to major routes. This road also connects to Tiverton Parkway, a mainline rail station that provides a direct link to London Paddington in approximately two hours. For those traveling further afield, international airports can be found at Exeter and Bristol, offering a range of domestic and international flights.



Highly regarded schools such as West Buckland and Georgeham Primary are within easy reach.

Distances: Saunton Sands Beach 200m, Braunton 2 miles, Croyde Beach 4 miles, Putsborough Beach 7 miles, Woolacombe 7 miles, Barnstaple 8 miles, Tiverton Parkway 47 miles (London Paddington from 1 hour 58 minutes) (All distances and times are approximate).

THE PROPERTY

This stunning apartment is truly one-of-a-kind, offering a rare opportunity to own a beautifully designed coastal retreat. The building itself was totally demolished in 2017 and the Chalet is a purpose built development designed to maximise the views and offer generously proportioned living space.

Apartment 5 is a breathtaking top-floor residence that immediately impresses with its light-filled interiors and incredible double-aspect views. Every detail has been thoughtfully designed to create a warm and inviting atmosphere.

The apartment features three spacious double bedrooms, including a stylish Art Deco-inspired shower room and a luxurious main suite with a freestanding roll-top bath. The open-plan living area is fantastic and offers spectacular panoramic views across the sands and dunes. Three sets of double doors, each fitted with charming New England-style shutters, flood the space with natural light and open onto a full-width balcony—perfect for soaking in the coastal surroundings.

The living area itself is designed for both relaxation and entertaining, with whitewashed oak floors, underfloor heating, and ample space. The sleek, fully-fitted kitchen boasts slate worktops, a large central island, and a discreet pop-up extractor unit.



OUTSIDE

The Chalet offers parking with a reserved space for Apartment 5, and there is solar power providing electricity to the communal areas. There is a communal outside shower and dog-washing area in the gardens, providing direct beach access along the footpath.

HOLIDAY LETTINGS

The Chalet comes with a beneficial treatment of ‘holiday restricted’ and this grants the right to let properties without punitive restrictions. It runs on a 999 year lease. Apartment 5 is currently let out for short term holidays throughout the year.

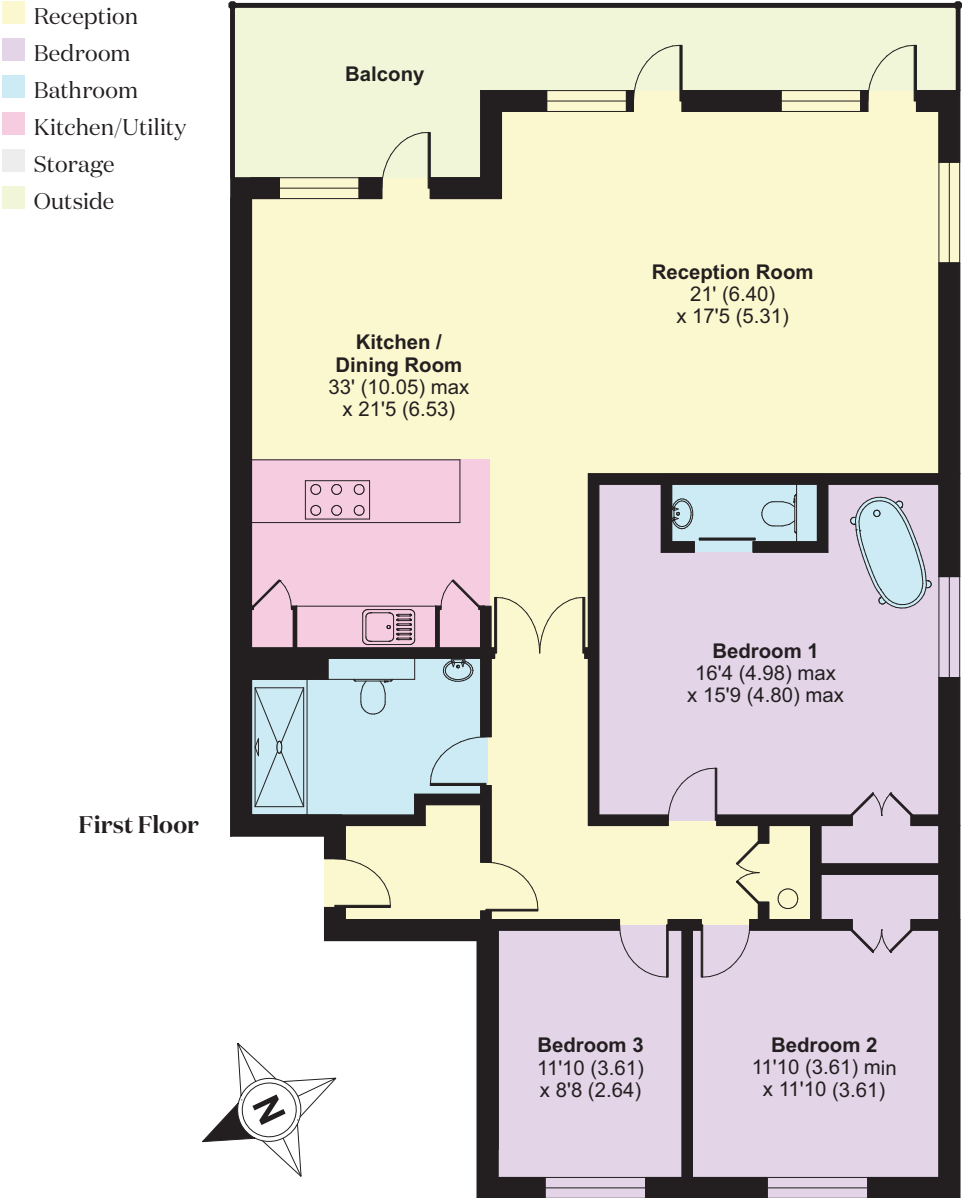
DIRECTIONS (EX33 ILG)

From Braunton turn left at the traffic lights, signposted to Croyde and Saunton. Continue along this road into Saunton. After passing the Saunton Sands Golf Club and The Saunton Sands Hotel, the entrance to the property will be found immediately on the left.

PROPERTY INFORMATION

Services: Main electricity, water and drainage. LPG under-floor heating from underground storage tank. Photo-voltaic panels for the communal areas. Ultrafast broadband.

Viewings: Strictly by appointment only with agents Knight Frank LLP
Tel: 01392 423 111



Approximate Gross Internal Area = 1,464 sq ft. (136 sq. m)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

Florence Biss
01392 423111
florence.biss@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

Your partners in property

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