



Braywood



Braywood 12 South View

Bratton Fleming, Barnstaple, Devon, EX31 4TQ

Village amenities close by. Exmoor 3 miles, Barnstaple 15 minutes. The Coast/Link Road 25 minutes.

Nearing completion - A superb brand new individual detached village residence in quiet no through road adjoining fields on high ground with breath taking views, yet close to village amenities.

- Spacious Hall, Wetroom
- Sitting Room, Utility Room
- Spacious Landing/Study
- ASHP heating. Double Glazed
- Parking for 1 .
- Over 30' Kitchen/Dining Room
- Reception 2/Bedroom 5
- 4 Bedrooms, 3 En Suite. Family Bath
- Manageable garden. Warranty.
- Freehold. Council Tax Band tbc

Offers In Excess Of £600,000

SITUATION AND AMENITIES

Situated in a quiet, private tucked away position off a no through road. The site is elevated and allows superb, far reaching views towards the coast in the distance, the property backs on to open fields. The village provides a thriving local community offering primary and pre-schooling, a village store and regular bus service to both Barnstaple and Lynton. Public schooling is available at the renowned West Buckland School which lies about 5.7 miles to the south. The Regional Centre or Barnstaple lies about 7 miles to the west, and offers the area's main business, commercial, leisure and shopping venues as well as theatre and District Hospital. The market town of South Molton is about 11 miles to the south and provides local services including shops, banks, recreational facilities, primary and secondary schooling. To the east Exmoor National park offers beautiful moorland scenery and many foot and bridleways and the stunning North Devon Coastline. Whilst to the west are the popular sandy beaches of Instow, Saunton Sands (also with Championship golf course), Croyde bay, Putsborough and Woolacombe. From South Molton, the A361 North Devon link road provides easy access to Tiverton and the M5 Motorway (Junction 27) with main line intercity rail links available at Tiverton Parkway (Paddington in just over 2 hours). The nearest International airports are at Exeter and Bristol.

EXTERNALLY

Block work, retaining walls to the rear and east elevation will be faced in treated timber sleepers so as to soften the appearance with a grey coping stone as cappings. There will be a slabbed patio to the rear garden between the two sets of Bi-fold doors in addition, any steps as to the front of the property will be picked out in the slate grey finish of the slab so as to run the theme through from front to back.

SPECIAL NOTE; These specifications may be subject to change and the CGIs shown in these details are merely provided for illustrative purposes and may also be subject to change..



DIRECTIONS

Approaching Bratton Fleming village from the Barnstaple direction. Proceed up the hill through the village, pass the former pub, continue climbing the hill and turn left at the Baptist Chapel signposted 'Beara Cross'. South View is the next right hand turning. The property will be found at the end on the left hand side, identified by our For Sale board.

DESCRIPTION

Built to a high specification, this splendid new detached family home will present silicone based rendered walls in brilliant white with double glazed windows throughout, all beneath a slate roof. All double glazed windows come with standard Kite marked toughened Planitherm Total Plus glass with the units achieving a minimum standard energy rating of A+. All ceilings and walls are to be decorated in vinyl matt emulsion colour white. All new woodwork is to be , knot stopped, primed, two under coats and two top coats for satinwood colour white. Rainwater goods are Lindab, a powder coated aluminium system in anthracite, all new gutters and down pipes are based on a deep flow system, designed and specified to give additional area for any rainfall. There will be a choice of kitchen & utility fittings and appliances, subject to a purchaser's bespoke requirements and to be paid for in addition to the guide price.. En suites to have built in shower trays, screens, mixer valve showers with a fixed bucket head shower with integral removable shower handsets, there will be a vanity unit housing wash basin, mono block taps, close coupled WC pan with concealed cistern, soft close WC seat and lid. The main bathroom will have a separate walk in shower tray and enclosure again with a fixed bucket head shower complete with integral removable shower hand set. There will also be a vanity unit housing wash basin with mono block tap set and a close couple WC pan and concealed cistern, soft close WC seat and lid. Ladder towel rails are to be found in all the en suites and main bathroom. Data TV and Sky outlets available in all bedrooms, living rooms and kitchen/dining room. The incoming electric main is 3 phase. The proposed heating and hot water system is to be via an air source heat pump together with a 300 litre capacity hot water storage cylinder. All heating is via a piped under floor heating wet system with individual room stats. Lighting to LED down lights. Smoke and heat alarms to be mains fed. All electrical face plates will be slimline in white, some double sockets will include USB Port outlets.

GROUND FLOOR

The PORCH leads through to a spacious ENTRANCE HALL and to a large WETROOM. The OPEN PLAN KITCHEN/DINER boasts Bi-fold doors on to the rear garden, floor to ceiling window, the dining area will enjoy plenty of floor space for large dining table and chairs. From the KITCHEN there is access to the adjoining UTILITY ROOM. The main SITTING ROOM overlooks the rear garden The SECOND RECEPTION ROOM is ideal as a FAMILY/CINEMA ROOM or a 5TH BEDROOM for those who may not be able to manage the stairs.

FIRST FLOOR

From the first floor there are far reaching countryside views, the spacious landing also doubles up as a potential ADDITIONAL SITTING AREA, READING ROOM OR STUDY the MASTER BEDROOM has it's own ENSUITE as well as LARGE WALK IN WARDROBE. BEDROOMS 2 &3 have their own ENSUITES and BEDROOM 4 is adjacent to the adjoining FAMILY BATHROOM.

OUTSIDE

To the rear of the property there is a small hedge enclosed garden which will be landscaped as previously outlined. There is existing parking for 1 vehicle within a COMMUNAL PARKING BAY nearby and pedestrian access to Braywood. The property will benefit from a GLOBAL 10 YEAR STRUCTURAL WARRANTY, the floor area is understood to be 229.06 square metres or 2464 square feet.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			1
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 237.7 sq m / 2559 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID891644)



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