



Fairlinch



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Braunton, North Devon, EX33 1BS

Braunton village a healthy walking distance. Saunton/Croyde 5 minutes drive

A distinctive and exceptional property surrounded by farmland in a highly sought after area with breath taking panoramic views of the North Devon Coastline.

- An intriguing and Unique Grand Design
- Incredible Panoramic Views
- Cashmere Gloss Kitchen
- Deuren Black Ash Internal Doors
- Integrated Neff Appliances/Quooker Hot Tap
- Income Potential
- Powder Coated Aluminium Windows/Doors
- Air Source Heat Pump/Underfloor Heating
- Ample Parking, automated electric rising gates
- Council Tax to be confirmed, Freehold

Offers In Excess Of £1,250,000

SITUATION AND AMENITIES

In terms of location the property enjoys the best of all worlds, being completely detached, off a quiet lane, adjoining farmland on an elevated site, with one of the finest panoramic views which North Devon has to offer, across the village of Braunton, the estuary, to open countryside and out to sea, the village is a 15 minute walk. Saunton, Croyde, Woolacombe, Putsborough, Barnstaple, the Link Road and Exmoor are all within easy access. At Barnstaple there is access to the North Devon Link Road leading through to Junction 27 of the M5, whilst Barnstaple railhead provides a link to the National Railway System, as well as to Exeter. London Paddington can be reached via Tiverton Parkway in just over 2 hours.

The North Devon World Surfing Reserve covers a world-class surf zone stretching across approximately 30 km of coastline. Its high density of outstanding surf, at iconic breaks such as Croyde, Saunton, Woolacombe, and Lynmouth, caters to wave-riders of all tastes and styles.

The Reserve is the first of its kind in the UK, and only the second in Europe. It is also the first ever cold water World Surfing Reserve, with many of the best waves arriving on the North Devon shoreline in the winter season.



DESCRIPTION

If you are searching for an individual property, something a bit different, then look no further. 'Fairlinch' is a total one off in every respect. The structure was originally constructed as a Water Reservoir and has been transformed into a fabulous single storey residence, finished to an extremely high standard embracing the use of concrete and completed by highly skilled craftsmen, with no expense spared. The conversion has been imaginatively undertaken and incorporates a large glass corner wall that gives spectacular panoramic views towards the North Devon Coastline, grass roof and bespoke features throughout.

Reached by a rural road, the captivating encounter begins as you approach the property and enter through automated bespoke electric gates that disappear beneath the brick-paved driveway, there is parking for numerous cars and benefits from an EV charging point. The zinc roof and stone walling frame the grass roof, which blends into the surrounding countryside. The stunning terrace is enclosed by frameless glass balustrades and enjoys breathtaking views. The outside area would make an amazing entertaining area and has enough room for a hot tub and outdoor kitchen. Another 'wow' feature is the wifi-controlled outdoor shower, perfect from returning off the beach. There are designated storage spaces for surfboards, bikes etc and utility space.

Bi-fold doors open the corner of the building and the glass wall bringing the outside in and seamlessly flowing into the open plan living space. The custom kitchen is beautifully planned with dining and preparation areas, cleverly designed storage, and high-quality integrated appliances. The two double bedrooms both enjoy en-suites and there is a guest cloakroom accessible from the inner hallway.

In addition, the entire property has tiled flooring, passive ventilation, mood lighting, and underfloor heating.

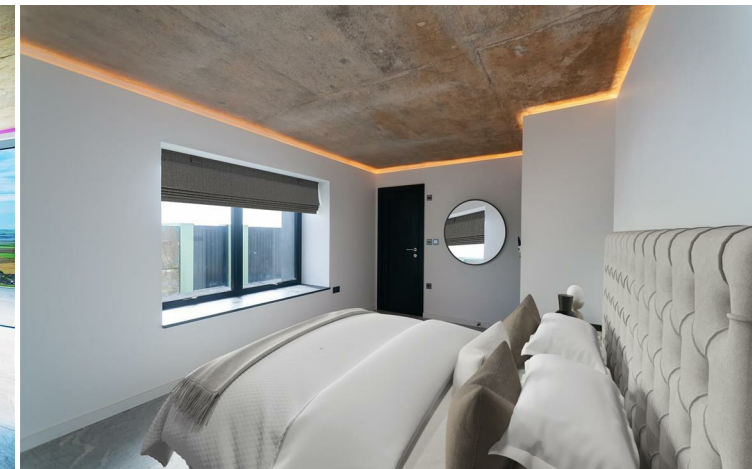
DIRECTIONS

Entering Braunton from Barnstaple at the centre of the village and at the traffic lights bear left onto the Saunton road. Continue for about half a mile and bear right into Stallards, this runs into Willoway Lane. Pass through the residential development climbing the hill which eventually becomes single track and into open country. The property will eventually be found on the left hand side towards the brow of the hill. If you reach a cross roads you have gone too far.

What3Words: ///enhances.crate.intrigued

SERVICES

Mains water, private drainage, air source heat pump, underfloor heating, EV Car charging point.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area = 74.3 sq m / 800 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1048978)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	