



The Orchard





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Higher Park Road, Braunton, Devon, EX33 2LF

Within walking distance of the village centre/open countryside. Saunton golf club/beach, 10 minutes.

An individual detached chalet style residence in one of Braunton's most prestigious roads set in walled gardens and enjoying distant estuary & coastal views.

- Hall, Cloak/Utility Room, Conservatory
- 4 Double Bedrooms [2 ground floor] 2 Baths
- Extensive sun deck with external kitchen
- Detached Double Garage, Ample Parking
- Council Tax Band E. Internal viewing essential.
- Open plan Sitting/Dining Room/Kitchen.
- TV Room/Occasional Bedroom 5
- Could suit dual occupation.
- Walled, secluded, south facing gardens.
- Freehold.

Guide Price £925,000

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SITUATION & AMENITIES

In the highly desirable, Higher Park Road area of Braunton, which is one of Braunton's most prestigious addresses, being within an easy walk of the village centre, local amenities and open countryside. Braunton is one of the largest villages in the country and has a wide range of amenities including primary and secondary schooling, public houses, medical centre, supermarket, coffee shops and good number of local stores and restaurants. There is a regular bus service which connects to North Devon's famous coastal resorts, as well as Barnstaple, which is the regional centre and houses the area's main business, commercial, leisure and shopping venues as well as Pannier Market, live theatre and District Hospital. From Barnstaple there is access onto the North Devon Link Road which provides a convenient route to the M5 Motorway at Junction 27 and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. The sandy surfing beaches at Croyde and Saunton (also with championship golf course), are approximately 3 miles to the west with Woolacombe a little further. Braunton Burrows is a wonderful UNESCO site, being one of the largest sand dune systems in the country and offers many square miles of wonderful walks, especially for dogs etc. Exmoor National Park is less than half an hour by car. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

From Higher Park Road, The Orchard appears to be a bungalow but is actually a two-storey residence which presents elevations of part brick, part painted render and part cement fibre board clad, with double glazed windows and doors throughout, beneath a part zinc and part tiled roof which we understand is heavily insulated. The original core dates back to around 1965 but was extended and remodelled by the current owners in 2013/14. The accommodation is bright spacious and well presented. It is also versatile and could potentially suit dual occupation, as well as being disabled friendly and future proofed. Externally there is a large detached garage with potential for conversion to annexe, Air B&B, studio, offices, leisure room etc (subject to any necessary consents). There is ample additional parking and motorhome/boat space. The majority of the garden is to the rear and south facing, this is mature and secluded, overlooked by an extensive raised deck, partially covered with superb outside kitchen feature and storage below for surfboards etc. This is a wonderful area for entertaining, Alfresco dining or sun worshipping and overlooks the garden, with views beyond towards the estuary and Braunton Burrows. There is also storage below for surfboards etc. The vendors are keen gardeners and the garden is arranged as a series of external 'rooms', stocked with masses of specimen plants, shrubs and trees. The name of the property is derived from the fact that it was built in the orchard of what is now Tyspane Care Home, two of the boundaries are still the original stone wall. This is certainly a property that needs to be viewed internally to be fully appreciated.

GROUND FLOOR

Steps or disabled slope to the front door and ENTRANCE HALL oak flooring, wine cellar cupboard with numbered racks. CLOAKROOM/UTILITY ROOM with low level WC, wash hand basin, plumbing for washing machine, double cloaks cupboard, meter cupboard. MAIN RECEPTION AREA triple aspect and open plan in distinct sitting room, dining room and kitchen 'zones' with oak flooring throughout. Within the SITTING AREA there is an attractive bow window to the front, a Morso wood burning stove sits on a slate plinth and bi-fold doors give access to the balcony/raised deck. The KITCHEN is at the centre of the room with extensive range of modern units, finished in a gloss grey, with Dalmatian effect black and white Corian work surfaces, which incorporate a 1 ½ bowl stainless steel sink unit. Fitted appliances include a NEFF ceramic hob with pop up set of sockets immediately to the left, above is a floating stainless steel extractor hood, NEFF dishwasher, integrated fridge and freezer, larder cupboard, NEFF oven and secondary NEFF oven/microwave. Half glazed door to terrace, servery area and open arch to DINING ZONE with sliding door to balcony/deck. At the far end of the hall there is a UPVC CONSERVATORY, ideal for summer dining or alternatively suitable as a playroom perhaps. There are French doors to the rear garden and single door to front garden. BEDROOM 3 built in wardrobes with oak effect flooring. BEDROOM 4 airing cupboard housing Worcester wall mounted gas fired boiler for central heating and domestic hot water. oak effect flooring FAMILY BATHROOM panelled bath, walk in shower with drench shower head, aqua-board surround, low level WC, wash hand basin with vanity cupboard below, illuminated wall mirror above, ladder style heated towel rail/radiator. An oak staircase with storage cupboard below leads to:





FIRST FLOOR

GALLERIED LANDING currently arranged as a small STUDY AREA, opening into a SITTING/TV AREA with oak effect flooring, fine estuary & coastal views and storage under eaves. This space could be divided to create an occasional or actual fifth bedroom, subject to a purchaser's requirements. BEDROOM 1 fine estuary & coastal views, oak effect flooring, walk in wardrobe. EN-SUITE with shower cubicle, aqua-board surround, wash hand basin, vanity cupboards, illuminated wall mirror above, two mirror fronted medicine cabinets, low level WC, ladder style heated towel rail/radiator. BEDROOM 2 access to two sets of eaves storage cupboards.

OUTSIDE

The BALCONY/SUN DECK runs the entire length of the rear of the property and has been cleverly designed as an external room. Nearest to the reception area and kitchen an oak frame supports a tinted glass roof with optional canopy below to screen the sun, within this area the OUTSIDE KITCHEN incorporates sink with slate effect cover and adjoining slate effect drainer, cupboards and drawers below. There is a further slate effect worksurface with drawers and cupboards beneath. LOG STORE. The far end the deck is open to the elements, ideal for sun worshipping and to enjoy the wonderful views into the secluded rear garden and beyond. Below is an EXTENSIVE STORAGE SPACE, as well as power and light. To the front, the property is approached through a pair of wooden gates on brick and stone pillars, one incorporates the letter box. There is parking for four vehicles as well as a motorhome and access to the DETACHED GARAGE with electric roller door, power and light connected, apparatus for the solar panels, storage in the eaves, window and double glazed pedestrian door to the rear garden. There is a covered wet suit drying area on the far side of the garage. Beyond the parking, in the FRONT GARDEN there is a stone retaining wall, upon which is trained an ancient black grape vine, with step up to a gravelled area with rectangular ornamental fish pond. Behind this is an Iris garden, to the left of it a bog garden and beyond a Wisteria clad pergola and SMALL TERRACE. The property is screened from the lane by the stone wall. Below is a FURTHER GRAVELLED TERRACE immediately adjacent to the conservatory. There is access to the left-hand side of the property through a gate, which can be locked, to the REAR GARDEN where there is first a water tap and rustic edged raised vegetable bed and GREENHOUSE. The rear garden is mainly laid to lawn, walled and fence enclosed and there are many mature specimen trees and shrubs, including Acer, Palm, Camelia, Bamboo, Rhododendron, as well as fruit trees including Apple, Quince, Greengage, Apricot, Peach, Plum, Pear and Morello Cherry.

SERVICES

All mains services. Gas fired central heating, 15 solar panels on the garage roof provide energy and income from the National Grid. There is an electric car charger in the garage. A security alarm is fitted. According to Ofcom superfast internet is available at the property and mobile signal is available for a range of providers. If you would like further information, please see the Ofcom website <https://checker.ofcom.org.uk/>

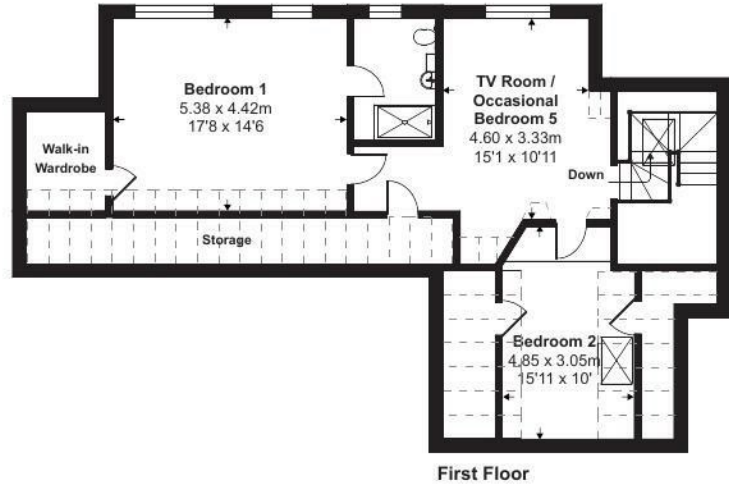
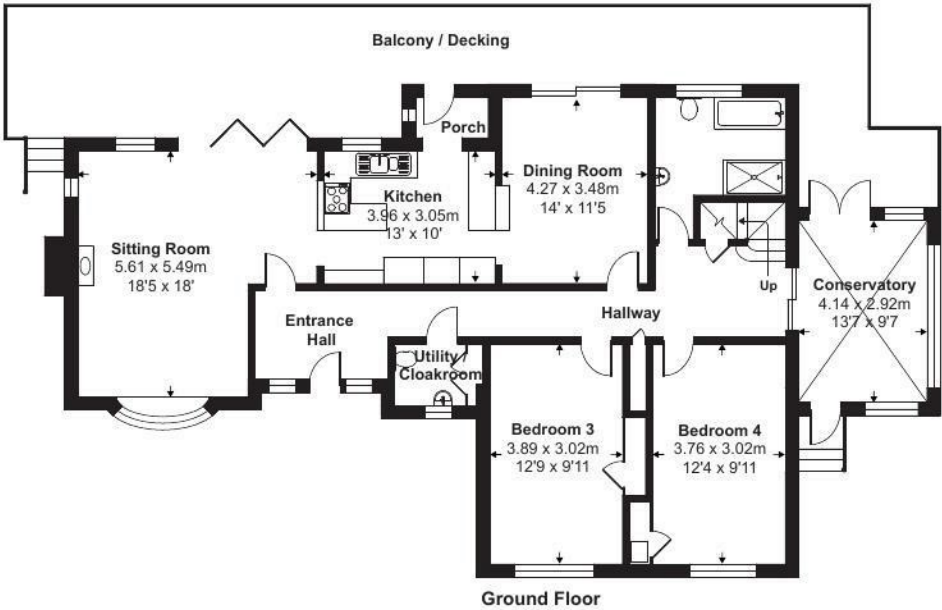
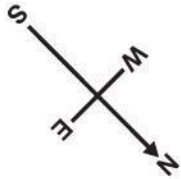
DIRECTIONS

Entering Braunton from the Barnstaple direction, continue to the centre of the village and just before the cross roads, after the pedestrian traffic lights, bear right into Heanton Street, proceed to the top and turn left. At the mini roundabout, bear right into Lower Park Road, proceed for around ¼ mile and bear left, immediately after Tyspane Care Home. Continue to the top of this road and turn left into Higher Park Road, where the property will be found within a short distance of the left.

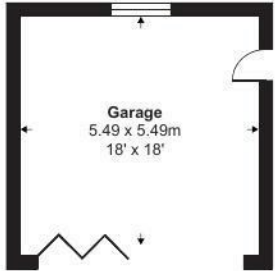
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Approximate Area = 2296 sq ft / 231.2 sq m
 Limited Use Area(s) = 322 sq ft / 29.9 sq m
 Garage = 324 sq ft / 30 sq m
 Total = 2942 sq ft / 273.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1100440



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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 85 | 88 |
| (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 | |



