



Sundial







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East Hill, Braunton, Devon, EX33 2LD

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

An imposing semi-detached period residence in one of Braunton's most prestigious locations, set in tiered gardens and enjoying incredible estuary & coastal views

- Substantial Family Home
- Incredible Views, Summer House
- Potential for Dual Occupation
- 4 Reception Rooms
- No Onward Chain
- Generous Gardens
- Spacious Accommodation
- 5 Bedrooms, 3 Bathrooms
- Off Street Parking
- Freehold

Guide Price £895,000

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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 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

An imposing three storey period residence, presenting elevations of red brick and double glazed sash windows beneath a slate roof. The property dates back to the early 1900's but has been modernised in recent years, whilst retaining many of it's original period features. The accommodation is bright and spacious with many of the rooms having high ceilings. The ground floor living space is vast with potential to create a separate annexe with just a few minor alterations. The upper levels compliment the lower levels space, with a superb primary bedroom suite and 4 further double bedrooms and a bathroom.

The front facing rooms enjoy some of the finest views in North Devon, over the roof tops of Braunton across the Great Field to the Braunton Burrows, Estuary and Hartland in the distance. The gardens are tiered making the most of the aforementioned vista, with a charming summer house on the upper level. There is also potential to develop the land subject to planning permission.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH, window to front elevation, large glazed door opening to ENTRANCE HALL with stairs to first floor, picture rail, wooden flooring, door through to SNUG. This has 2 windows to front elevation, log burner, period fireplace with painted wooden surround and bookshelf to one side, picture rail, wooden floor, small hatch through to the pantry. GAMES ROOM This has an angled square bay window, allowing fine views across Braunton, the Burrows and further to Hartland, log burner with a wooden panelled surround, wooden flooring, picture rail, dado rail. KITCHEN – a spacious, traditional style Kitchen and Breakfast room with 2 windows overlooking the COURTYARD, ample slate work surfaces with Shaker style storage above and below, butler sink, 5-ring induction range with double grill and ovens, tiled flooring, space for tall fridge/freezer, pantry. DINING/MOVIE ROOM with log burner with painted wooden surround, bay window, wooden flooring, picture rail. STUDY/Bedroom 6 currently used as an owners lock up, with bay window to side elevation. SHOWER ROOM with opaque window to courtyard, corner shower, tall modern style column radiator, pedestal hand wash basin and WC. Fully tiled walls and floor. REAR HALL with window and door to courtyard, tiled flooring. REAR PORCH/UTILITY with 2 windows and a door to the side elevation, stainless steel sink with storage above and below, worksurface, tiled floor.

FIRST FLOOR

FIRST FLOOR LANDING with stairs to second floor, archway through to AIRING CUPBOARD, WC with window to Courtyard, pedestal hand wash basin, Victorian style WC. Door through to MAIN BEDROOM SUITE which has 3 windows to the front elevation overlooking the rooftops of Braunton, the Great Field, Braunton Burrows, with Appledore, Northam Instow, the Estuary, Hartland, and Lundy Island in the distance, with feature fireplace with painted wooden surround, space for wardrobes and dressing area, picture rail, fitted carpet. Door through to Jack'n'Jill BATHROOM with large window to front elevation – again with fine views, corner shower cubicle with mains fed shower, pedestal hand wash basin, free-standing roll top bath with chrome feet, Victorian style wc, feature fireplace with painted wooden surround, picture rail, carpet and wood effect flooring. BEDROOM 2 with window to side elevation overlooking the garden, feature fireplace with painted wooden surround, picture rail, fitted carpet, space for large wardrobe. BEDROOM 3 currently set up as twin bunk beds, with window to side elevation overlooking the garden, picture rail, fitted carpet, space for wardrobe. BEDROOM 4 currently set up as a twin room, with feature fireplace in the corner, window overlooking the garden, picture rail, fitted carpet. FAMILY BATHROOM with window overlooking the courtyard with shutters, corner shower unit with mains fed shower, large corner panelled spa bath, pedestal hand wash basin, low level wc, vinyl flooring.

SECOND FLOOR

Landing with handy STORAGE CUPBOARD – currently used as owner's storage for bedding etc. BEDROOM 5 currently set as a double room with 4 poster bed, skylight and Dormer window looking to the rear of the property with mainly woodland views, sink with fitted dresser. From this room there is a large loft hatch leading to a fully boarded loft with wall mounted gas boiler and large hot water tank. There is a further door leading to additional loft space, which is not boarded but could be utilised if necessary.





OUTSIDE

Door off REAR HALL to COURTYARD, a central space with tiled floor mosaic in the middle with access to a STORAGE SHED with corrugated roof. Door through to a stone built store with brick frontage with a concrete base, housing gas meter. Covered walkway – ideal for storing logs, leading through to the side of the house, with a paved area, outside shower with hot and cold water, outside tap, tall stone retaining wall, pathway leading through to FRONT GARDEN. This is mainly laid to lawn with a sizeable patio area, which is stone paved, with wetsuit drying rack – ideally situated with a South facing aspect, DECKED AREA with the previously mentioned 180-degree views across Braunton. There is a sizeable WOODEN STORAGE SHED with light and power, stone and wood walling with windows to front and side, steps down to the approach to the property with a pathway leading to the PARKING AREA with space for at least 3 cars. Mature shrubs line the pathway. There is a LAWNED AREA and further steps leading to a ROCKERY and further TIERED AREA, fruit trees, a palm tree and a relatively flat LAWNED AREA – ideal for entertaining guests for a Summer BBQ. There is the shell of a Marland brick SHED/OUTBUILDING on the Upper level and further railway sleeper steps leading to the TOP LEVEL. This is a secluded level area, believed to have been part of a small Quarry, where there is a sizeable SUMMER HOUSE with incredible views. At the front and to the side of the summer house there is composite DECKING and a covered area. Inside there is light and power, bar area with space for a fridge/freezer and shelving, a window and double doors opening out onto the decked area.

DIRECTIONS

From Barnstaple proceed on the A361 to Braunton. Continue to the centre of the village, turning right, just after SQ into Heanton Street. Continue to the top of the hill and turn left and then immediately right at the button roundabout into Lower Park Road. Continue down Lower Park Road turning left into Seven Acre Lane after the Care Home and continue to the top of the road. Here turn left and continue on just past the turning to Down Lane on the right, veer right up the hill to East Hill Estate. Sundial will be found just on the right hand side with name plate clearly displayed.

What3Words ///cackling.shocking.earl

SERVICES

All mains services connected.

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/>

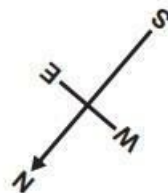
Denotes restricted head height

Approximate Area = 2636 sq ft / 244.9 sq m (excludes store)

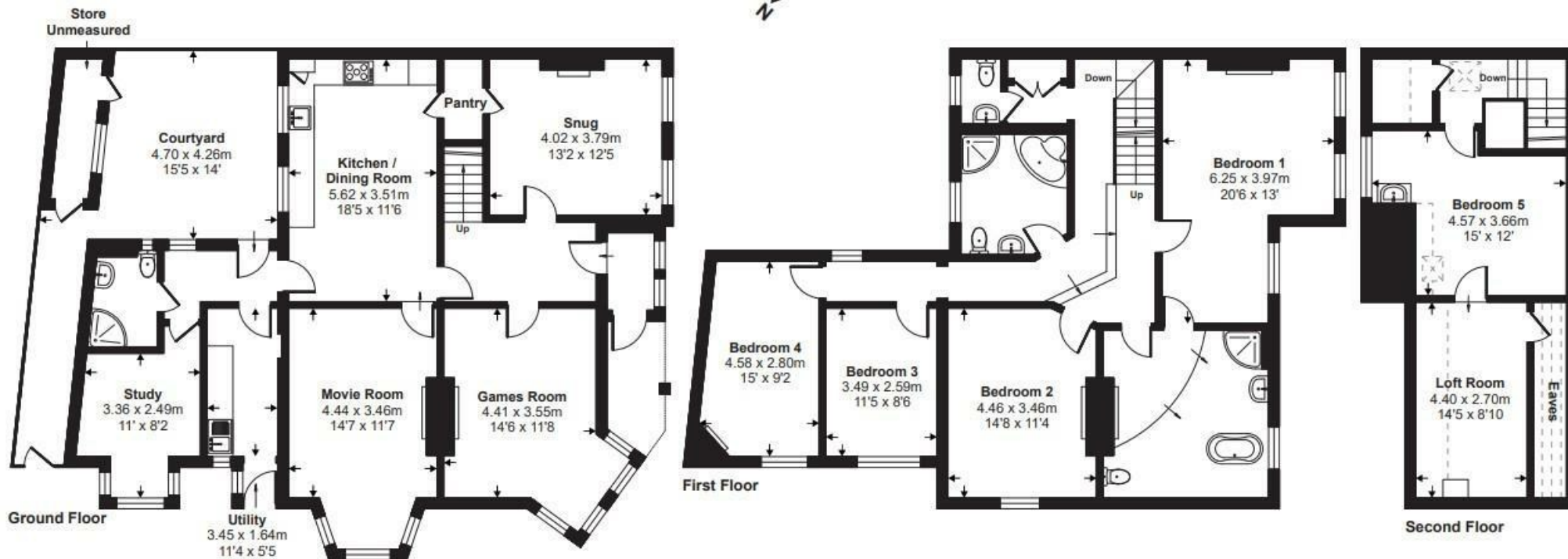
Limited Use Area(s) = 129 sq ft / 12 sq m

Total = 2765 sq ft / 256.9 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1229351



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



