



Three New Houses



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Lower Park Road, Braunton, Devon EX33 2LQ

Braunton village centre within a healthy walk or 5 minutes by car.  
Saunton golf club & beach, 10 minutes. Barnstaple 15 minutes.

**COMING SOON - Construction well underway - The choice of three new detached homes which form a small, select development in a desirable residential road within easy access of village amenities & open countryside**

- 3 New Detached Houses
- Each comprises; Hall, Cloak/Wet room
- Lounge, Utility Room
- Detached garages & parking
- Gas Central Heating
- Completion anticipated Autumn 2025
- Kitchen/Dining Room with appliances
- 3 Bedrooms [1 En Suite] & Bathroom
- Manageable gardens. 10 year guarantee
- Council Tax Bands TBC. Freehold

## Prices From £725,000

### SITUATION & AMENITIES

On the semi-rural outskirts of the village, fronting a sought-after residential road, backing onto a large scenic, fenced-off pond (in separate ownership) and with views from the first floor over Braunton village towards the estuary and coast. At the same time, the property is within a healthy walking distance of Braunton village, which offers a good range of shopping facilities and amenities, providing for day-to-day needs, as well as a Tesco supermarket and both primary and secondary schools. The village is also ideally placed for easy access to the sandy surfing beaches at Croyde, Putsborough, Saunton (also a Championship Golf Course) and Woolacombe, which are approximately 5 miles to the West. Barnstaple the regional centre of North Devon is approximately 6 miles to the South East and houses the area's main business, commercial, leisure and shopping venues. The town is also well known for its exclusive range of outlets, including all of the high street favourites, as well as a diverse selection of local stores. Other notable facilities include the Pannier Market, live theatre and North Devon District Hospital on the periphery of the town. Fishing and boating can be enjoyed on the Rivers Taw and Torridge. Exmoor is within easy reach to the North East and there is access at Barnstaple to the North Devon Link Road, which leads through to Jct.27 of the M5, whilst Barnstaple Railway Station 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. There are a number of well-regarded private schools in the area, including Kingsley at Bideford, West Buckland and Blundell's at Tiverton. The nearest international airports are at Bristol and Exeter.



South Elevation  
Scale 1:100



East Elevation  
Scale 1:100



## DESCRIPTION

A new development of only 3 stunning detached eco homes, each offering a luxurious living environment. All 3 houses will present elevations of stone and painted render, with double glazed doors and windows, beneath a slate roof. The accompanying floorplans show the layout of each property, which is the same for all 3. On the GROUND FLOOR a front door opens into ENTRANCE HALL with WET ROOM/WC, LOUNGE which is a separate zone from the KITCHEN/DINING ROOM but can open up to become one space. The KITCHEN/DINING ROOM has sliding doors leading onto a raised SUN DECK – ideal for Al fresco dining and overlooks the REAR GARDEN. There is a separate UTILITY ROOM. On the FIRST FLOOR there is a LANDING and AIRING CUPBOARD, MASTER BEDROOM with EN-SUITE SHOWER ROOM. BEDROOMS 2 & 3 will have use of the FAMILY BATHROOM (SPECIFICATION SUBJECT TO CHANGE)

- The build material is ICF (Insulated Concrete Form)
- There will be 10 Year Build Zone guarantees.
- Kitchens will be a good to high specification with NEFF or similar appliances.
- Bathrooms again to a good/high specification.
- Floor coverings: the developer is thinking large tiles on the ground floor or polished concrete, and carpet upstairs.
- There will be power and water in the GARAGES. They are large singles - 6m x 2.7m internal measurements.
- GARDENS will be turfed.

## SERVICES

Mains electricity, gas and water. Individual private drainage systems. Heating gas-fired with underfloor heating to the ground floor.

## VIEWINGS

Strictly by appointment only please through the agents Stags – (01271) 322833 or [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk).

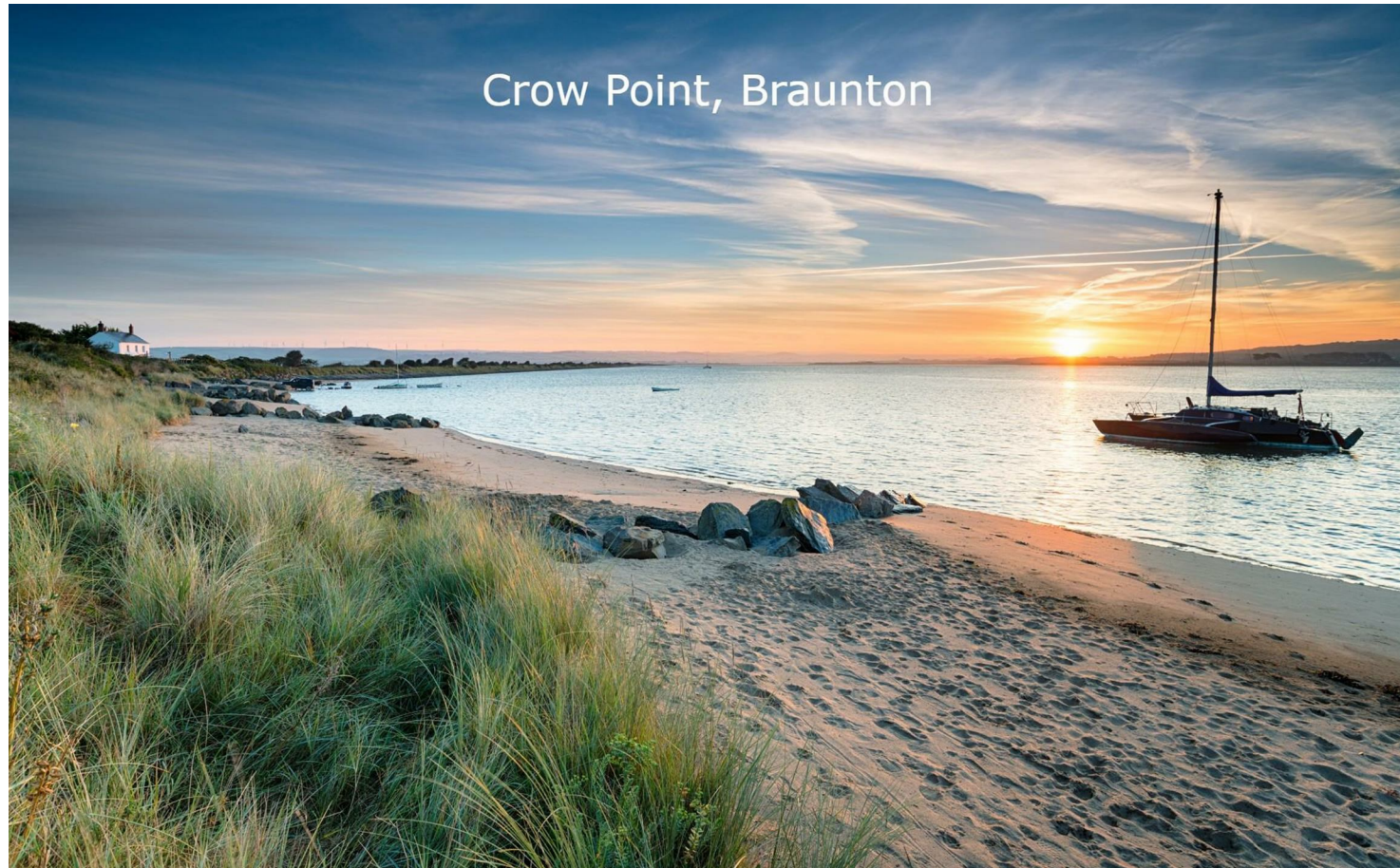
## AGENT'S NOTE

Some images in this brochure are computer generated. The landscaping and other aspects may differ.

## DIRECTIONS

[W3W/////remotest.qualify.agents](http://W3W/////remotest.qualify.agents)

On leaving the traffic lights at the centre of the village of Braunton, proceed in the direction of Barnstaple and then turn immediately left into Heanton Street. At the end of Heanton Street bear left at the minor roundabout, and bear right onto Lower Park Road. Continue for approximately ½ mile, where the entrance to the site will be found on the right, just before reaching open countryside. Alternatively, leaving Barnstaple through Pilton and Bradiford, climb the hill towards Prieford and bear first left signed 'Ashford & Heanton'. Follow this lane through open countryside to Braunton, and the development is on the left-hand side as you leave open countryside.



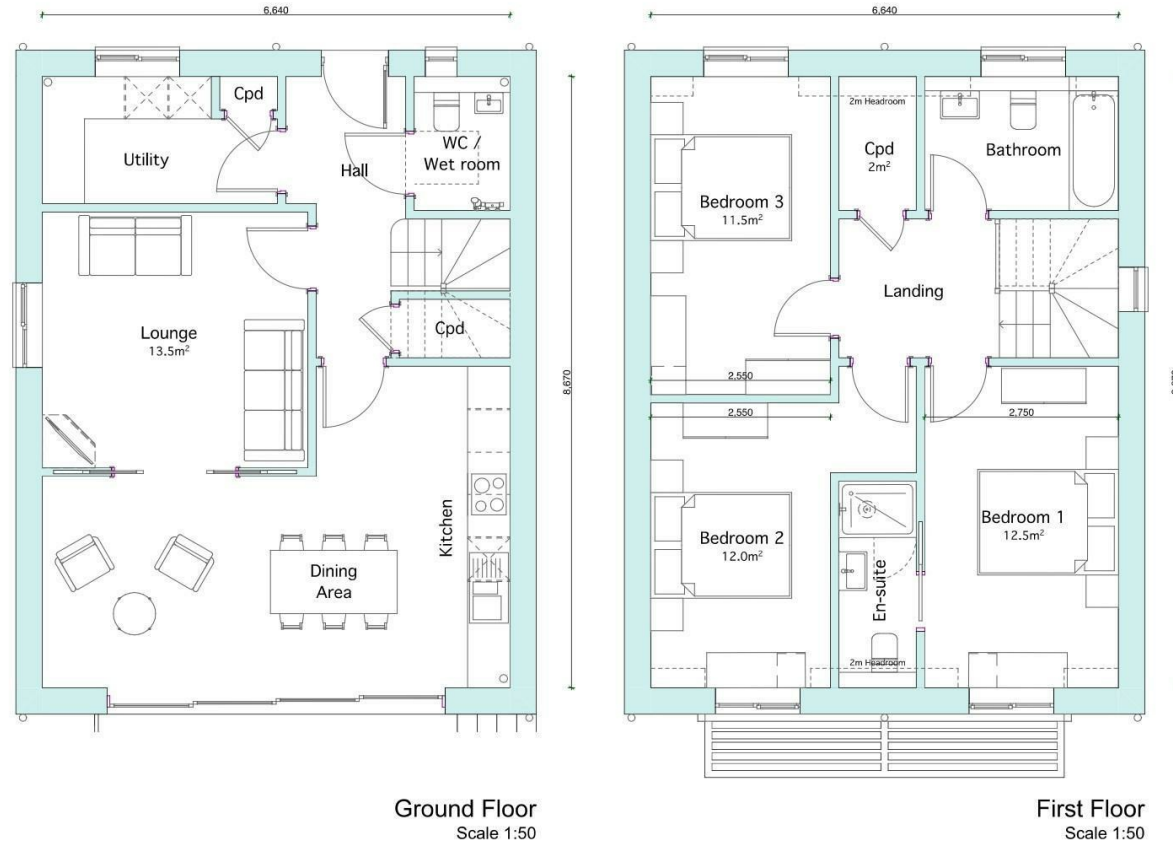
Crow Point, Braunton



Saunton Sands Nearby



SAUNTON GOLF COURSE NEARBY



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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