



1, South Park



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Braunton, Devon EX33 2HT

A healthy walk to Braunton village & open countryside. Saunton 10 minutes. Beaches & Exmoor a little further.

An extended detached bungalow incorporating a self contained annexe in quiet, favoured residential area with fine views towards Heanton church

- Can be arranged as 4 Bedrooms
- Or as 2 Bedrooms with 1 Bed Annexe
- 2 Kitchens, Utility Room, 3 Baths
- Built on a Double Plot
- Additional parking/motor home space
- Or as 3 Bedrooms with Study
- 22' 10 Living Room, 26.2' Conservatory
- Detached Garage/Workshop
- Sunny, easily maintained gardens
- CT Bands C & A. Freehold

Offers Invited £599,950

SITUATION & AMENITIES

South Park is a sought-after mature, residential, no-through development, accessed off sought-after Lower Park Road, close to the semi-rural outskirts of the village. The property is within a healthy walking distance from the village centre, 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 the High Street favourites, as well as a diverse selection of local stores. Other notable features include the Pannier Market, live theatre and the 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 Motorway, 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. 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.

From the property there are fine views towards Heanton village, and also within a short walking distance there is a maze of footpaths leading to many miles of open countryside.



DESCRIPTION

1 South Park presents elevations of painted render and stone beneath a tiled roof, with double glazed windows and doors throughout. We understand that the core of the property was built in 1972, but that the bungalow has been extended over subsequent years, having been purchased by the current owners in 1990. We are also advised that the original owner bought a double plot, and had the property built to their own design and specification, unlike the rest of the development which was constructed by a development company. The annexe was built in 1990/91, with the conservatory being added in 2007. Accordingly, 1 South Park is completely unique, and offers generous and versatile accommodation, which can be utilised in many different permutations. These include as one 4-bedroom home, or the 4th bedroom makes an excellent office, or there is a self-contained element which interconnects with the main house, which could provide an annexe comprising: living room, kitchen, bedroom and bathroom, with its own entrance porch and designated garden. This could be ideal for relatives, guests, consultation room, or Air B'n'B etc. Although perfectly habitable, the property would benefit from some updating. As the property was built on a double plot, there may also be potential to redevelop the garage area as a separate dwelling, subject to planning permission, whilst considering parking requirements for the existing property and any new build. The gardens are mainly arranged to the left-hand side of the property, between the bungalow and the garage. These have been laid with ease of maintenance in mind, and are well-tended. 1 South Park is considered ideal as principal residence, 2nd home, UK base or holiday let. One could even live in the annexe and rent out the main core, or vice versa.

SPECIAL NOTE

The remaining contents in the property can be purchased if required. There is no upward chain.

ACCOMMODATION

Front door to ENTRANCE HALL, AIRING CUPBOARD, CLOAKS CUPBOARD, trap to loft space with aluminium ladder and light. SHOWER/CLOAKROOM. Double aspect 'L' shaped LOUNGE/DINING ROOM with French door to GARDEN, raised gas fire box. CONSERVATORY with French doors to GARDEN, UTILITY ROOM off housing the wall-mounted gas-fired boiler. Internal KITCHEN with usual fittings. BEDROOM 1 with range of mirror-fronted wardrobes. BEDROOM 2. Adjacent BATHROOM. Internal door and HALLWAY leading to SELF-CONTAINED ANNEXE, accessed via its own PORCH also, leading directly into the 2nd KITCHEN with usual fittings, LIVING ROOM/OFFICE/BEDROOM 4 double aspect bedroom with a range of fitted wardrobes. BATHROOM.

OUTSIDE

At the front of the bungalow there is a pedestrian gate, flanked by pillars and a low stone wall. To the right is access to the ANNEXE, with its own designated gravelled garden. To the left-hand side of the property there is the main GARDEN AREA with a circular theme. A circular lawn is bounded by a circular raised bed, surrounded by circular paving and gravelled borders, with specimen shrubs including azalea. Between the garden and the road is a double tandem PARKING BAY, ideal for storing boat/caravan/motorhome etc, or merely as additional parking. A driveway leads to the GARAGE and WORKSHOP, which has power and light connected and an up-and-over door. Behind this is a PAVED AREA, suitable for the erection of a greenhouse. There are also 2 GARDEN SHEDS.

SERVICES

All mains services, gas central heating. According to Ofcom, Superfast broadband is available in the area and mobile signal is likely from multiple providers. For further information please visit <https://checker.ofcom.org.uk/>

DIRECTIONS

W3W/////dynasties.sector.riding

From Barnstaple, travelling to Braunton on the A361, take the right-hand turning signed 'Wrafton' and continue along Wrafton Road until reaching the mini roundabout. Here bear right onto Lower Park Road. Continue until reaching the right-hand turning into South Park, and the property is the first bungalow on the right.



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.

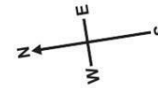


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

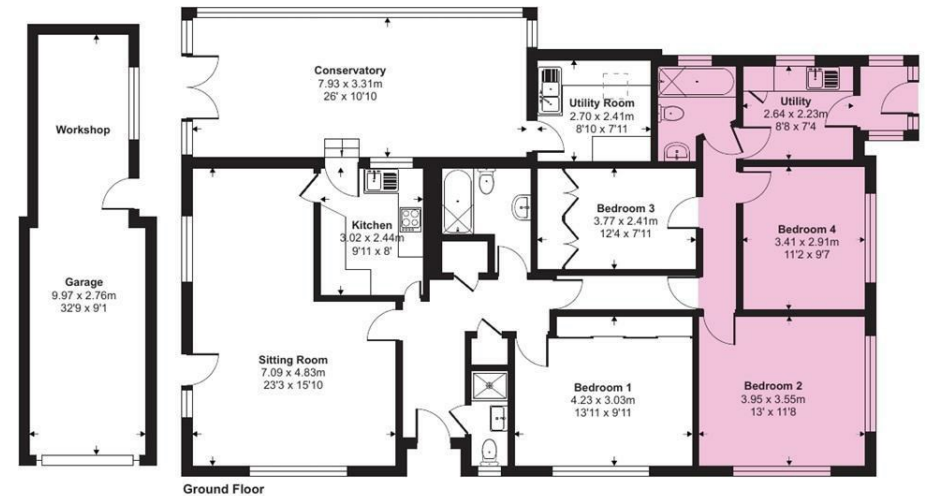
barnstaple@stags.co.uk

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Approximate Area = 1735 sq ft / 161.1 sq m
Garage / Workshop = 266 sq ft / 24.7 sq m
Total = 2001 sq ft / 185.8 sq m
For identification only - Not to scale

 - Potential Annexe



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1268375



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