



Prospect Lodge & Mews Cottages





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Braunton, Devon, EX33 2LG

Situated in the popular village of Braunton & only a 7 minute drive from the vast golden sands of Saunton Beach, Saunton Golf Club & Braunton Burrows Biosphere Reserve

An elegant detached Grade II Listed period residence together with separate detached coach house conversion and beautiful established grounds close to North Devon's premier surfing beaches

- Main House; Portico, Hall, Cloakrooms
- Fabulous Garden/Dining Room. Study
- 5 Bedrooms, 2 Bathrooms
- Studio Apartment. Thatched Summerhouse
- Council Tax Bands G, A & Business rated
- Drawing Room, Sitting Room, Library
- Kitchen/Breakfast Room, Laundry
- Coach House arranged as 2 Cottages
- Beautiful 1.1 Acre Grounds. Extensive parking
- Tender date 4/7/25. Freehold

Offers In Excess Of £1,850,000

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SITUATION & AMENITIES

Seven Acres Park is an exclusive ‘no-through’ residential area, bounded by Braunton’s two most prestigious addresses, which are Higher and Lower Park Roads. Prospect Lodge enjoys vehicular access from both and is set within its own private and secluded ‘oasis’ grounds. The position is so popular because it is not only peaceful, but within a healthy walk of open countryside and 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 with Championship Golf Course) and Woolacombe which are all approximately 5 miles to the West.

DESCRIPTION

Arguably one of Braunton’s finest homes, Prospect Lodge is quite simply a stunning property, which exudes character, quality and style. The main residence has evolved over the centuries, with origins around 1640. A Regency façade was added around 1820 and the most recent modifications have been during the 1980s and as recently as 2022. The house presents painted rendered elevations beneath a pyramidal slate roof, and is Grade II Listed as being of architectural and historical interest. Internally the house has been sympathetically renovated, where 21st Century refinements sit well with original period features, many of which are documented in detail to follow, on a room-by-room basis. The generous, versatile and extremely well-presented accommodation is both grand and homely, enhanced by the flair and contents, many of which the vendors are prepared to consider selling by separate negotiation. The detached Mews/Coach House conversion presents similar elevations to the main house, and is currently arranged as two beautifully presented self-contained cottages (which can also interconnect), together with workshop and studio Apartment above. We understand that the existing consent is as ancillary accommodation, ideal for relatives or guests, but the cottages also offer potential as lucrative holiday lets, subject to any necessary change of use. The dwellings are complemented by manicured well-established gardens, with notable features including a carriage driveway and extensive parking, Mediterranean style courtyard and terraces, walled former kitchen garden, attractive pond, thatched gazebo. The grounds are tranquil, arranged as a series of external ‘rooms’ filled with many established specimen shrubs and trees, and they make the perfect setting for a marquee to be erected to celebrate those special occasions, and to make memories. We are advised by the vendors that their planning consultant believes that there may be potential to develop part of the gardens with a separate residential dwelling/s subject to planning permission. All in all, there is something for everyone at Prospect Lodge, which is a special place – often sought but seldom found, offering potential for a variety of uses to include a change in lifestyle.

SPECIAL NOTE

The contents of both cottages are included in the sale.

DIRECTIONS

W3W/////accordion.confirms.door

OUTSIDE

From Seven Acres Park, to the left of the initial part of the drive, is a delightful wooded area, where there are several mature beech trees, under planted with masses of Spring bulbs, and bounded by estate-style iron fencing. There is a bank of ferns which separates the woodland area from the formal front garden. One then arrives at the pillared double entrance gates with intercom system linking to the house. These open onto a continuation of the gravelled carriage driveway, terminating as a turning circle with central stone urn. A spur drive leads onto the cottages, which can also be independently accessed from Higher Park Road to the rear. The driveway is flanked by sweeping lawns, interspersed with many well-established trees and shrubs. There is a croquet lawn and above this an area currently accommodating children’s climbing frame and trampoline, as well as compost bins and a large timber MOWER SHED/TOOL STORE. To the right of the drive there are areas of shrubbery, a most attractive circular ornamental pond, overlooked by the thatched circular GAZEBO/SUMMERHOUSE which has fitted bench seating & power connected. Adjacent to the ORANGERIE is an extensive SLATE TERRACE which also overlooks the pond and area of ancient ORCHARD. Mature wisteria is trained over different elevations of the house, mainly purple but one white. Approached through a Gothic style arched gateway is the walled former KITCHEN GARDEN where the former beds are laid to lawn, and could easily be reinstated, subject to a buyer’s requirements. There are well-stocked borders. Two timber SHEDS, a LOG STORE and well-established vine and fig. A second arched aperture with wrought iron gate leads to the Mediterranean style COURTYARD between the main house and PEBBLE COTTAGE. This provides shelter and is a perfect area for entertaining. A doorway leads to a lower COURTYARD at the rear of the main house, which is completely private. At the opposite end of the MAIN COURTYARD a further door leads onto additional TERRACES outside LUNDY COTTAGE and WORKSHOP, and at one end is a gravelled and walled TERRACE, adjacent to the pillared wooden gated access onto Higher Park Road.

SERVICES

All mains services are connected. There are three independent gas central heating systems (one serving each of the dwellings). There is underfloor heating to the Orangery in the main house. There are solar tubes on the roof of the Coach House, which provide water heating for the main house. According to Ofcom Superfast broadband is available in the area and mobile signal is likely from several providers. For further information please visit <https://checker.ofcom.org.uk/>





ACCOMMODATION

PROSPECT LODGE

GROUND FLOOR

Portico ENTRANCE with lantern. Half-glazed front door with two coloured panels inset to ENTRANCE HALL ornate ceiling cornice, elliptical archway leading to REAR HALL and dog-leg Regency staircase with stick balusters and wreathed handrail leading to First Floor (described later). DRAWING ROOM open fireplace with ornate marble surround, slate hearth, double aspect views, French doors to the TERRACE – all with window shutters, stripped wood flooring, ornate plaster cornice and ceiling rose, maid bell (not connected). SITTING ROOM open fireplace with grey marble surround, window overlooking the front garden with shutters, maid bell (not connected), recess for tv, ornate ceiling rose. LIBRARY pair of glass-fronted bookcases with cupboards below, window overlooking the garden with shutters. KITCHEN/BREAKFAST ROOM double aspect views, extensive range of units in a dark blue theme, topped by marble effect Corian work surfaces incorporating Belfast sink, integrated Hotpoint dishwasher, space for American style fridge/freezer, ample space for breakfast table, stripped wood flooring, Lacanche range comprising electric ovens and gas hob, extractor hood above. INNER HALL with half-glazed door to REAR COURTYARD, CUPBOARD under stairs. Half-glazed door to UTILITY ROOM matching units to the Kitchen, Belfast sink, space and plumbing for washing machine and tumble dryer, stripped wood flooring, PANTRY with shelving, stone flagged floor, cupboard housing hot water cylinder. SMALL STUDY with window shutters. REAR HALL half-glazed door to TERRACE. CLOAKROOM low level wc, slate wash hand basin and surround, tiled splashback, wall mirror, extractor fan. GARDEN/DINING ROOM/ORANGERY this is another 'wow' factor of the property, completed in 2024 and a wonderful entertaining space, with slate flooring throughout, half-vaulted ceiling, double glazed windows to the whole of one wall with a pair of half-glazed doors to extensive SUN TERRACE – bringing the outside in. The terrace is ideal for Al fresco dining and/or sun worshipping. Returning to the ENTRANCE HALL the aforementioned grand staircase is overlooked by a feature arched window. It rises first to Mezzanine Level 1. BEDROOM 4 double aspect overlooking the walled garden, trap to loft. Mezzanine Level 2. Landing, built-in storage CUPBOARD. BEDROOM 5 Plantation shutters, trap to loft. BATHROOM with panelled bath, Mira shower, tiled surround, glass screen, wash hand basin within a Corian surround, drawers beneath, wall mirror with two lights above, low level wc, stripped wood flooring, Plantation style shutters, heated towel rail/radiator, AIRING CUPBOARD. MAIN LANDING dentilled cornice. BEDROOM 1 window overlooking the garden with shutters, ornamental fireplace, ornate marble surround, pair of double fitted wardrobes. ENSUITE BATHROOM which is also Jack'n'Jill to the Landing, acrylic tub bath with ball and claw feet, freestanding telephone style shower, low level wc, shower cubicle with hand held and overhead units, his'n'her's basins with Corian surround, cupboards under, trap to loft, painted floorboards. BEDROOM 2 with window shutters. BEDROOM 3 ornate period ornamental fireplace, window shutters.

PEBBLE COTTAGE is the larger of the two cottages, situated directly behind the main house, with accommodation arranged over two storeys.

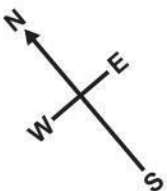
ENTRANCE HALL tiled floor, built-in CLOAKS CUPBOARD (this was originally the interconnecting door to the adjoining cottage which can be opened up subject to a buyer's requirements). CLOAKROOM low level wc, antique copper feature wash basin, slate surround and wall mirror, tiled flooring. KITCHEN in a white gloss theme with Corian work surfaces, stainless steel sink, integral Bosch dishwasher, SMEG 4-ring gas hob, SMEG electric oven, cupboard concealing fridge and washing machine, work surface with shelving over, tiled flooring, Plantation shutters, room for dining table. Open arch to SITTING ROOM with fireplace, fitted wood burner, Plantation shutters, fitted shelving within a recess. FIRST FLOOR LANDING. BEDROOM 1 double aspect with Plantation shutters, vaulted ceiling. ENSUITE SHOWER ROOM with cubicle, pebble feature wall, hand held and overhead showers, low level wc, wash hand basin, heated towel rail/radiator, tiled flooring. BEDROOM 2 double aspect, Plantation shutters, built-in wardrobe. ENSUITE BATHROOM panelled bath, hand held and overhead shower units, tiled surround, glass screen, wash hand basin within a slate topped painted wooden plinth, heated towel rail/radiator, low level wc, feature arched window with Plantation shutters, cupboard housing hot water cylinder.

LUNDY COTTAGE is adjacent and also two storey. At GROUND FLOOR level there is a half-glazed door to LIVING/DINING ROOM with CUPBOARD understairs, fitted window blinds. KITCHEN/BREAKFAST ROOM with a grey theme topped by wood effect work surfaces, single drainer stainless steel sink, concealed washing machine, Beko induction hob, extractor hood, Beko electric oven, integrated fridge, breakfast bar, oak flooring. Concealed staircase rising to FIRST FLOOR. BEDROOM with vaulted painted beamed ceiling, double wardrobe, further walk-in wardrobe. ENSUITE SHOWER ROOM with Mira unit, tiled surround, wash hand basin, vanity cupboards and drawers, low level wc, heated towel rail/radiator.

Adjoining is the final two storey section of the Coach House. At GROUND FLOOR LEVEL a half-glazed door opens into WORKSHOP with shelved recess and work bench. There is a concealed staircase rising to STUDIO APARTMENT – double aspect with feature arched window. BED/SITTING ROOM with Kitchenette/Work Station. SHOWER ROOM Mira unit with tiled surround, glass screen, wash hand basin, vanity cupboards, low level wc, tiled and mirrored splashback, heated towel rail/radiator.

METHOD OF SALE

The property is offered for sale by Informal Tender. The closing date for tenders to be submitted is Friday 4th July 2025 at 12noon, if not sold prior.

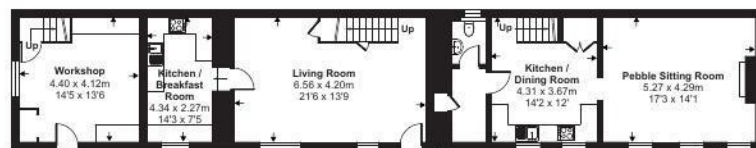


Approximate Area = 3352 sq ft / 311.4 sq m (excludes courtyards)

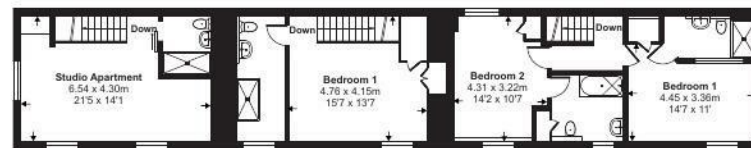
Mews = 2242 sq ft / 208.2 sq m

Total = 5594 sq ft / 519.6 sq m

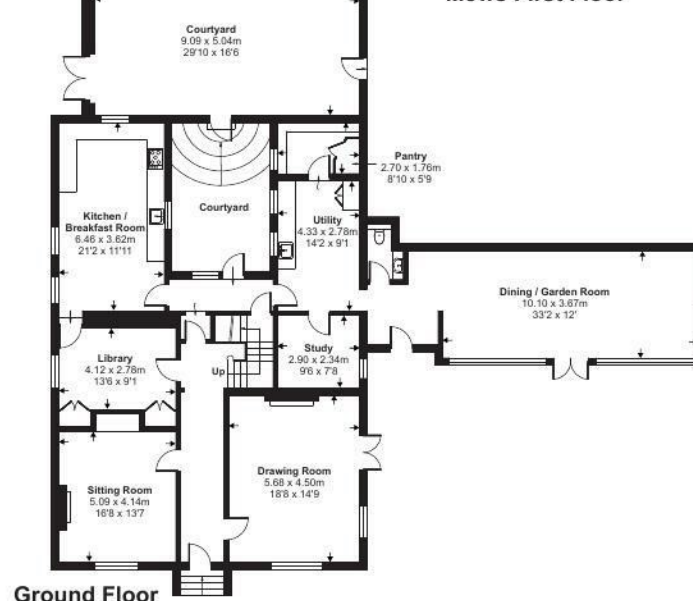
For identification only - Not to scale



Mews Ground Floor



Mews First Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1281932



STAGS

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		79
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



