

GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 1729 sq.ft. (160.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Very Flexible 8 Bedroom House

22 Homer Crescent, Braunton, Devon, EX33 1DT

Guide Price

£499,950

- 6 Bedrooms, 4 Bathrooms
- 2 Living Rooms & 2 Kitchens a Gym and Home office
- Good Parking & Easy Gardens
- Ideal For Multiple Uses
- Gas Heating & Electric, UPVc D/G
- Very Sought After Location
- Excellent Order Throughout
- Lovely Views To The Estuary
- EPC: D

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This wonderful detached house sits in a quiet and sought after crescent of similar homes which have lovely far reaching views to the estuary and beyond. HOWEVER, this is not your run of the mill family home; far from it. Although ideal for a family, it offers incredibly flexible and changeable accommodation which can provide a solid, long term income, or to cater for a dependent relative or to derive a pop up Airbnb venture. Overall 6 bedrooms, 2 kitchens, 4 bathrooms, 2 living rooms, Gym, Home Office and 4 car spaces. Easy to manage gardens.

This is a very rare opportunity to move to a home offering tremendous accommodation and which is ideal for those looking for a flexible and very adaptable home. The house has been extended in an intelligent and thoughtful manner to offer, what is now a spacious 6 bedroom home. Some of the rooms lend themselves to be incorporated either within the main house or in the annex so giving it great flexibility. There is then great potential, with this flexibility, to earn a sound income either on a long term basis or when the desire arises, whilst still always being a family home.

The house benefits UPVc double glazing throughout and gas central heating to the main part of the house. To the annex there is very adaptable individual electric heating including underfloor heating in the living room and kitchen. The house is offered for sale in very good condition and forms part of the very popular Homer Crescent area of Saunton Park. This is to the west side of Braunton and so allows easy access to the superb beaches at Saunton and Croyde which are 3 and 5 miles away and connected by a bus route. The house was built in the 1970's to tradition cavity construction with pleasing part rendered, part cedral and part timber clad elevations.

The rooms flow well throughout and both the main house and annex have their own front door and halls. The main house has a well fitted double aspect kitchen with granite work tops, some built in appliances and space for a gas range. There is a separate gym with shower ensuite and the living room has a gas fire and wide patio doors to the garden from where there is a good view right through to the estuary. From the lounge there is access to the home office which has it's own ensuite. To the first floor there are 5 bedrooms and a family bathroom. The annex has 1 bedroom with separate shower and W.C. The annex kitchen is well designed to make the most of the space and the living room is very bright and spacious with a roof lantern and wide patio doors leading out into it's own garden again with lovely views.

Currently laid out as a one bed annex the accomodation could easily be adapted to incorporate an additional bedroom / lounge (currently the Gym). Similarly if being used as a family annex rather than an Airbnb then the main annex lounge could be a shared space and the two gardens combined into one larger shared garden.

The gardens are easily maintainable and attractively laid out, offering privacy as well as good open views towards the great field and estuary. There is good off road parking to both sides of the house and, as there is only resident traffic passing, it is quiet with on road parking.

We unhesitatingly recommend a full viewing in order to really appreciate what this property has to offer, in terms of space and adaptability. It makes for a great family home with good potential for an income stream whilst also being able to catering for a dependent relative at the same time. This is quite a rarity!!!

Services

All Services Connected

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment through
Phillips, Smith & Dunn Braunton
branch on
01271 814114



The house is situated in Homer Crescent forming part of the ever popular Saunton Park development which is to the west side of Braunton village. There is limited passing traffic as only those who live in the crescent drive past. However, it is ideally situated for easy access to Kingsacre Primary School, a bus stop and the very useful Pixie Dell Stores and Newsagent.

Being to the west of Braunton means that access to the sandy beaches at Croyde and Saunton is very convenient as they are only a 3 mile drive away. Also at Saunton, there is the renowned golf club with its two championship courses. Braunton is a lovely village which caters well for its inhabitants with an excellent range of amenities to cater for everyday needs. There are 3 good primary schools, a secondary school and further education at Barnstaple. Braunton has a Tesco superstore, the family run Cawthorne Store, public houses, churches, library and a good number of local shops and stores. There are also a good number of restaurants and coffee shops.

A regular bus service connects to Barnstaple, the regional centre of north Devon approximately 5 miles to the east and here a wide range of shopping and leisure facilities can be found. There is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, whilst the Tarka Train line connects to Exeter in the south which takes you directly to London.



Room list:

Porch & Hall

Living Room
5.07 x 3.68 (16'7" x 12'0")

Kitchen
3.78 x 3.24 (12'4" x 10'7")

Gym & Ensuite
4.02 x 2.53 (13'2" x 8'3")

Home Office & En Suite
2.67 x 2.35 (8'9" x 7'8")

First Floor Landing

Bedroom 1
3.78 x 2.88 (12'4" x 9'5")

Bedroom 2
3.64 x 2.38 (11'11" x 7'9")

Bedroom 3
3.61 x 2.41 (11'10" x 7'10")

Bedroom 4
3.49 x 2.40 (11'5" x 7'10")

Bedroom 5
2.59 x 2.49 (8'5" x 8'2")

Bathroom

Annex Hall

Living Room
5.17 x 3.53 (16'11" x 11'6")

Kitchen
2.41 x 2.41 (7'10" x 7'10")

Bedroom 1 & En Suite
2.54 x 2.93 (8'3" x 9'7")