Plot 2, Holly House

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Arcadian Gardens, Braunton, Devon, EX33 2LH

A brand new, 4 bedroom detached eco-friendly home, thoughtfully designed for modern family living with upgraded specification throughout, ideally located in the centre of Braunton

- *UPGRADES INCLUDED*
- Twin bi-fold doors opening onto a South-facing garden
- Integral garage with powered sectional door (Hormann)
- 10 year build zone warranty
- Council Tax Band TBC
- 4 bedroom Executive detached home
- 3 ensuites plus family bathroom & Ground Floor shower room
- Outstanding energy efficient specification
- Freehold
- Predicted Energy Assessment Rating B

Guide Price £795,000

SITUATION

Arcadian Gardens is a bespoke collection of four eco-friendly 4 bedroom detached new homes, ideally located off Lower Park Road, just a few minutes walk from the centre of Braunton. These homes are thoughtfully designed to reflect the beauty and character of their surroundings. Featuring energy-efficient systems, bespoke finishes, and sustainable materials, they blend style, sophistication, and functionality.

Braunton is a vibrant and welcoming village that perfectly blends coastal beauty with everyday convenience. Known for its friendly community, the village offers a wonderful lifestyle surrounded by some of the South West's most stunning natural landscapes including the golden sands of Saunton, Croyde, and Woolacombe. These beaches are renowned for their surfing, scenic walks, and breathtaking sunsets, making Braunton a dream location for outdoor enthusiasts.

Braunton itself offers a thriving high street with independent shops, cafés, pubs, and restaurants, along with supermarkets, schools, medical facilities, and leisure amenities. With excellent access to Barnstaple and the wider North Devon area, Braunton combines the charm of village living with the practicality of good transport links and everyday services.

DESCRIPTION

An exceptional detached residence extending to approximately 2,282 sq ft forming part of the exclusive Arcadian Gardens development, located approximately 300 metres from Braunton Square in the heart of the village.

Designed around modern family living, this substantial home combines generous accommodation with an exceptional specification that is rarely found within the local market. Offering four genuinely spacious double bedrooms, three en-suites, a family bathroom and a ground-floor shower room, the property provides a level of space, comfort and flexibility more commonly associated with executive homes.

At the heart of the property is an impressive open-plan kitchen, dining and living space with twin bi-fold doors opening onto the south-facing garden, creating a seamless connection between indoor and outdoor living. A separate reception room and utility room provide further flexibility for family life, entertaining and home working.

The first floor continues the feeling of light and space, with vaulted ceilings enhancing openness throughout. The principal suite benefits from a generous en-suite with both bath and separate shower, while two further double bedrooms also enjoy their own en-suite facilities, providing a level of privacy and convenience rarely available in comparable four-bedroom homes.

Beyond the accommodation itself, Arcadian Gardens stands apart through its exceptional energy-efficient specification. Underfloor heating throughout, an air source heat pump, Mechanical Ventilation with Heat Recovery (MVHR), solar PV generation, EV charging provision and high-performance insulation combine to create a comfortable, future-ready home designed to deliver significantly lower running costs than many older properties of a similar size.

Unlike many homes which may offer one or two energy-saving features, Arcadian Gardens brings together a complete package of modern technologies designed to improve comfort, air quality and energy performance whilst reducing reliance on traditional fossil-fuel heating systems. The result is a home that is economical to run, highly comfortable to live in and well positioned for the future.

Only a few minutes' walk from Braunton's shops, cafés, restaurants and everyday amenities, Arcadian Gardens offers a rare opportunity to acquire a bespoke contemporary home that successfully combines executive-scale accommodation, advanced energy-efficient technology and a prime village-centre location in one of North Devon's most desirable coastal communities.

OUTSIDE

This home benefits from an integral garage with powered sectional door (Hormann), driveway parking for 2 cars and private garden.

SPECIFICATION/UPGRADES

Plot 2 benefits from a wide range of upgrades throughout the property - Contact Stags for more information.

PLOT AVAILABILITY

3 available plots, 2 of which are customisable.
Plot 4 is occupied.

OTHER CONSIDERATIONS

Timber Frame Construction (standard)
Some photos in these details may be from another near identical property within the development.

The buyers' of plot 4 had a professional snagging report carried out with the feedback being extremely positive stating "The property was completed to a very high standard and professionally finished throughout".

SERVICES

Mains drainage, water and electric.
Air Source Heat Pump
Mechanical Ventilation with Heat Recovery
Underfloor heating throughout
Extensive solar PV and EV charging provision
Broadband (Fibre to the premises) estimated speed up to 1000 Mbps. Mobile coverage from EE, three and Vodaphone likely.

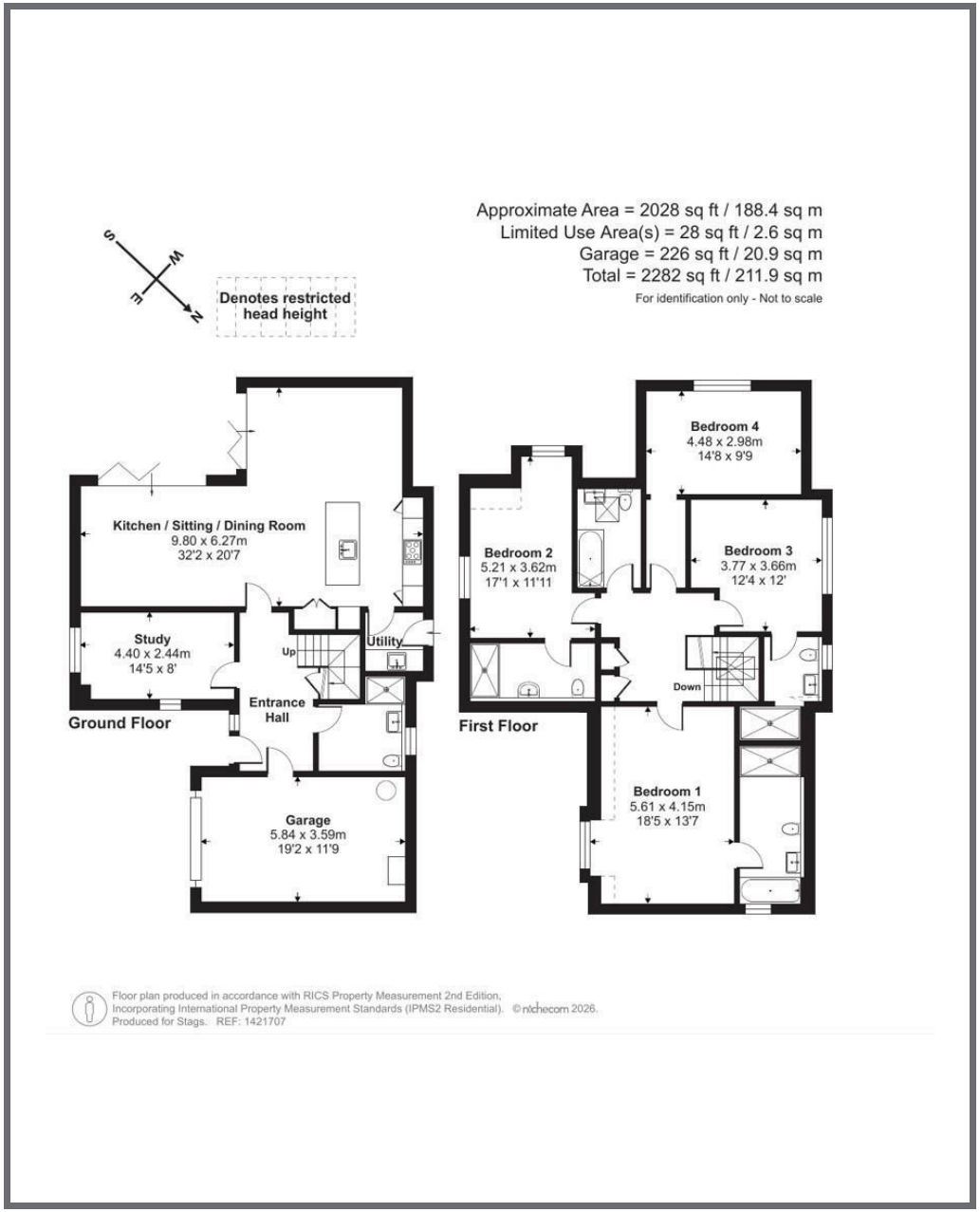
VIEWINGS

All viewings are strictly by prior appointment with Stags Barnstaple office.

DIRECTIONS

From Barnstaple, head west along the A361 towards Braunton for around 5 miles before turning right onto Wrafton Road. Continue along Wrafton Road until you reach a small roundabout and then turn right onto Lower Park Road. The Development is located up the second turning on the left.

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.



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