turners

Stanbury Road, Braunton, EX33 2NR

£425,000

3 2 2 D

2 Stanbury Road

Braunton, EX33 2NR

£425,000

Situated on the outskirts of Braunton in the charming village of Knowle is this impressive detached family home that boasts generous living space and an extraordinary garden that truly must be seen to be believed. The property features three spacious bedrooms, separate lounge, kitchen, and dining area, a stylish four-piece bathroom, a convenient downstairs WC and an external laundry room just steps away. A detached single garage provides ideal space for parking and additional storage.

The garden is a tranquil haven, complete with a shallow stream, multiple vibrant lawns adorned with a rich variety of flowers and fruit bushes, a stone-paved patio ideal for al fresco dining, a vegetable patch, summer house, shed and greenhouse. Additional benefits include off-road parking for two vehicles and has potential to extend subject to planning permission.

Braunton is well known for it's passionate community spirit and is rumored to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a ‘world surfing reserve’, one of just 12 places on the planet along with the Australia’s Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

Entry 6'7" x 2'8" (2.01m x 0.81m)
A welcoming entrance hall greets you with space for shoe storage, dual aspect UPVC double glazed obscure windows, an obscure glazed UPVC front door and is carpeted throughout, setting a warm and homely tone from the outset.

Hallway 13'2" x 6'5" (4.01m x 1.96m)
This generously sized hallway offers more than just access—it features an open under-stair space currently utilised as a compact home office, showcasing the property’s versatility. This area could easily be adapted to create additional storage, making it a practical asset for modern living.

Living Room 16'5" x 12'2" (5.00m x 3.71m)
The spacious living room offers ample space for free-standing lounge furniture and is flooded with natural light thanks to dual aspect UPVC double glazed windows that provide scenic views of the garden. A feature fireplace with gas back boiler adds a cosy focal point and is complemented by a wall-mounted radiator. The room is fully carpeted, enhancing the comfort and warmth of this inviting space.

Kitchen 12'4" x 9'10" (3.76m x 3.00m)
The well-proportioned kitchen features a range of matching wall and floor units, a 1.5 composite sink drainer, and designated space for a cooker with an electric extractor fan above. Additional appliance spaces include room for both a fridge and freezer, dishwasher, Practical under-stair storage adds convenience, while a UPVC double glazed window brings in natural light.

Dining Room 12'3" x 8'10" (3.73m x 2.69m)
This generously sized dining room offers ample space for free-standing furniture, making it ideal for both everyday meals and entertaining. A UPVC double-glazed sliding patio door provides direct access to the rear garden, seamlessly blending indoor and outdoor living. With convenient access to both the kitchen and lounge, this room is perfectly positioned within the home. It is carpeted throughout and features a wall-mounted radiator for year-round comfort.

Landing 8'11" x 6'11" (2.72m x 2.11m)
This generously sized landing offers room for free-standing furniture or a quiet reading nook, adding versatility to the space. A UPVC double-glazed window brings in natural light, while an airing cupboard provides practical storage. The landing also offers loft access and is carpeted throughout, maintaining a warm and cohesive feel throughout the upper level.

Bedroom One 16'7" x 9'8" (5.05m x 2.95m)
A spacious double bedroom that offers ample room for free-standing furniture, with the added benefit of a built-in wardrobe for convenient storage. A large UPVC double-glazed window frames lovely countryside views, filling the room with natural light. Finished with a wall-mounted radiator and carpeting throughout, this room is both comfortable and inviting.

Bedroom Two 12'2" x 9'8" (3.71m x 2.95m)
This spacious double bedroom offers plenty of room for free-standing furniture and includes a useful built-in wardrobe for added storage. A UPVC double-glazed window fills the space with natural light, while carpeting throughout and a wall-mounted radiator adds warmth and comfort, making it an ideal second bedroom or guest room.

Bedroom Three 13'1" x 5'10" (3.99m x 1.78m)
The third and final bedroom offers a comfortable and versatile space, with adequate room for free-standing bedroom furniture. It features a built-in storage cupboard, a UPVC double-glazed window for natural light, a wall-mounted radiator, and is carpeted throughout—making it a practical and cosy addition to the home.

Bathroom 8'4" x 6'1" (2.54m x 1.85m)
This well-presented and generously sized bathroom features a modern four-piece suite comprising a shower, bath, toilet, and sink basin—perfectly blending practicality with comfort. Additional features include a wall-mounted gas radiator, electric extractor fan, and a wall-mounted storage cupboard with mirrored frontage and a UPVC double glazed obscure window providing natural light and privacy. This space is both stylish and easy to maintain, ideal for everyday living.

WC 5'9" x 2'9" (1.75m x 0.84m)
This well-placed downstairs WC offers everyday practicality, featuring a toilet and sink basin, along with a UPVC obscure double-glazed window for natural light and privacy. A wall-mounted radiator ensures comfort, perfect for busy family living.

Laundry Room 8'11" x 5'6" (2.72m x 1.68m)
Just a step away from the main property, this practical utility room offers excellent additional space. It includes plumbing and space for a washing machine, room for a tumble dryer, a stainless steel sink, and storage units for everyday essentials. A double glazed window provides natural light, and electrics throughout make it a fully functional extension of the home.

Garage 19'3" x 8'6" (5.87m x 2.59m)
The property also benefits from a single garage, ideal for private parking or additional storage. It features a workshop bench, overhead storage, and electrics throughout, making it a versatile space for DIY projects, hobby work or secure storage.

Outside Space
The outside space of this property truly needs to be seen to be fully appreciated. This extraordinary wrap-around garden offers a perfect blend of beauty, functionality and tranquillity. A series of well-maintained lawns are bordered by a vibrant variety of flowering plants and fruit bushes creating a colourful and inviting setting.

A gentle stream meanders through the garden, enhancing the peaceful ambiance and leading to a stone-paved patio area—perfect for al fresco dining and relaxing outdoors. Additional highlights include a charming summer house, a greenhouse, a thriving vegetable patch, shed and allocated off-road parking for two vehicles, completing this idyllic outdoor retreat.

Agent Notes
We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

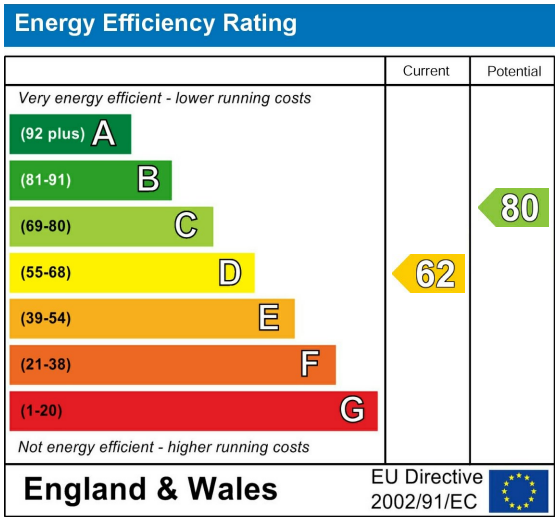
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions
From our office, head east on Caen St/B3231 towards the traffic lights. At the lights, turn left onto Chaloners Road/A361 and follow this road for 1.4 miles. Turn right onto Manor Mill Road and then turn right onto Stanbury Road where the property will be on your righthand side.

Floor Plans

Location Map

Energy Performance Graph



Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

4 Cedar House Caen Street, Braunton, Devon, EX33 1AH
Tel: 01271 815651
Email: sales@turnerspropertycentre.co.uk
https://www.turnerspropertycentre.co.uk