



Hawthorn House | Braunton | Devon



BY DESIGN

A brand-new detached home on Lower Park Road, one of Braunton's most sought-after residential settings.

Hawthorn House combines modern, energy-efficient living with three double bedrooms, a south-facing landscaped garden, detached garage and generous parking. Designed for comfort, ease and low-maintenance living, it offers a rare opportunity to secure a new home in a highly desirable village location close to the coast.



Scan to watch video tour



Key Features

- One of Braunton's most sought-after residential addresses
- A brand-new detached home in a small exclusive development
- Downstairs WC/wetroom
- South-facing landscaped rear garden
- Not overlooked to the rear
- EPC A-rated energy performance
- Solar panels and battery storage
- Air source heating, underfloor heating and modern insulation
- Driveway parking and detached garage with electric roller door
- Three double bedrooms with flexible ground floor living

3



1



2





About the property

Hawthorn House is the middle home within a small, exclusive development of brand-new detached properties on Lower Park Road, one of Braunton's most sought-after residential settings.

Built by renowned local builders, the house has been finished with a high specification, careful detailing and a clear focus on easy, modern living. This is a new home designed for the way buyers want to live now: practical, efficient, comfortable and ready to enjoy from day one.

The layout is well planned throughout, with three double bedrooms, a generous open-plan ground floor, separate utility room, ground-floor wet room, private parking, a detached garage with electric roller door and a south-facing landscaped rear garden.

The setting adds real strength. This is a small development rather than a large estate, and the rear garden is not overlooked from behind, giving Hawthorn House a greater sense of privacy and calm than many modern homes. The landscaped garden has been designed to look good, work well and remain easy to manage, making the home ideal for families, downsizers and buyers who want outside space without constant upkeep.



The main living space at Hawthorn House has been designed around light, comfort and easy day-to-day living. The kitchen, dining and sitting areas work together as one generous open-plan space, giving the ground floor a sociable feel without losing its sense of warmth.

Sliding doors open directly onto the garden, helping the room feel bright throughout the year and more connected in the summer months. It is a layout that suits family life, entertaining, visiting guests and quieter evenings at home.



The kitchen, dining and living space forms the heart of Hawthorn House. It gives you one practical, well-connected room for cooking, eating, relaxing and entertaining, with a natural flow through to the garden.

A separate utility room keeps the working side of the house neatly tucked away, while the ground-floor wet room adds useful flexibility for children, guests, dogs, beach days and longer-term future-proofing.

The result is a ground floor that feels modern, practical and easy to live with.



Upstairs, Hawthorn House offers three well-proportioned double bedrooms, giving the home a level of flexibility that will suit a wide range of buyers. The principal bedroom benefits from its own en-suite, creating a comfortable private space away from the main family bathroom, while the remaining bedrooms work well for children, guests, home working or visiting family.

The layout has been planned to feel practical, balanced and easy to live with. There is no compromise of a small third bedroom, with each room offering proper usable space.

For young couples planning ahead, growing families, downsizers who still want room for guests, or buyers relocating to North Devon, the accommodation offers a sensible and future-proofed arrangement.

Hawthorn House also brings the reassurance of modern energy efficiency. With an EPC A rating, solar panels and battery storage, the home has been designed to support lower running costs and a more efficient way of living. For buyers comparing older homes with higher bills, repairs and ongoing maintenance, Hawthorn House offers a smart, low-maintenance alternative without giving up space, independence, parking or a proper garden.





The rear garden is a real strength of Hawthorn House. It has been attractively landscaped, enjoys a sunny aspect and is not overlooked to the rear, giving the home a more private feel than many modern properties. It provides useful outside space for dining, family life, dogs, beach kit and relaxed day-to-day use, without becoming difficult to maintain.

Practicality continues at the front of the property, where Hawthorn House benefits from driveway parking for multiple vehicles, along with a detached garage with an electric roller door. In Braunton, where parking and garaging can be limited, this is a major advantage and adds to the long-term usability of the home.

The overall result is a property that feels easy to live with inside and out. You have the benefit of a proper garden, strong parking provision and useful storage, all in a sought-after village setting close to the coast.



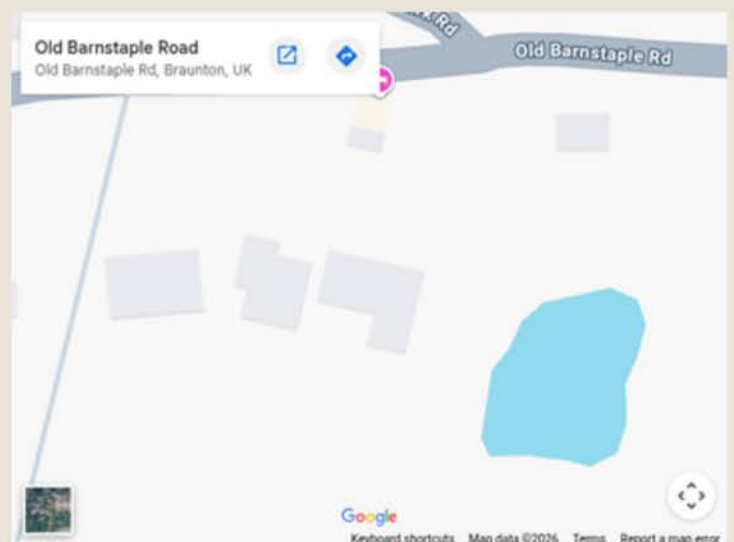
Location & Lifestyle

Braunton offers proper year-round village living, with independent shops, cafés, pubs, restaurants, schools and everyday services close at hand. It is a highly desirable base for buyers who want community, convenience and easy access to the coast, golf, countryside and the wider North Devon lifestyle.



Location

Hawthorn House sits on Lower Park Road, one of Braunton's most sought-after residential settings, close to the heart of the village and within easy reach of Barnstaple. From here, Saunton Sands, Braunton Burrows, Croyde, Putsborough and Woolacombe are all easily accessible, placing some of North Devon's best beaches and scenery close by.





FIRST FLOOR

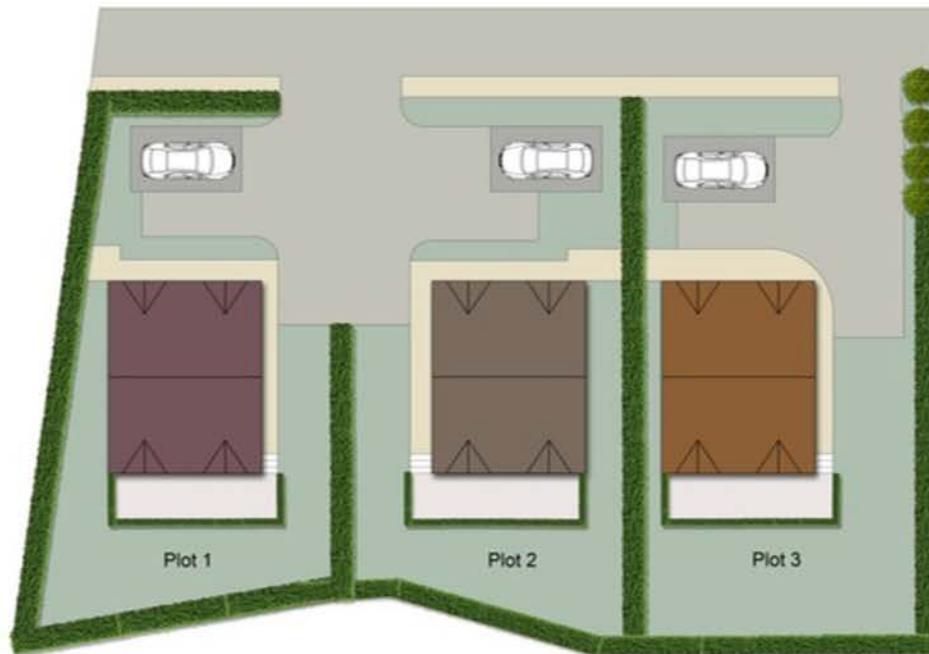


GROUND FLOOR PLAN

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Lower Park Road Braunton

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USEFUL INFORMATION

Private drainage

Mains water

Mains electric

Gas central heating, Solar Panels & Battery Storage

Council Tax Band F

What3words: handy.lends.spans

Broadband: FFTC

Buyers should check the latest connection type and speeds with their chosen provider or via the Ofcom broadband checker.



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