



TOTAL FLOOR AREA : 2003 sq.ft. (186.1 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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## 4 Bedroom House With Much Potential

Delynn Exeter Road, Braunton, Devon, EX33 2BJ

Asking Price

**£550,000**

- 4 Bedroom Detached Family Home
- Offers Tremendous Potential
- Arranged For Dependant Relative
- 2 Bathrooms & Cloakroom
- Super Living Room With Fireplace
- Good Size Kitchen/ Dining Room
- Ample Parking & Gardens
- Very Convenient Location
- UPVc D/G, Gas Central Heating

### Directions

From Barnstaple proceed on the A361 to Braunton. Continue towards the village centre and pass Barton Lane on the left. After a short distance, Delynn will be found on the left hand side with a for sale board displayed.

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

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## Room list:

**Storm Porch & Hall**

**Cloakroom**

**Living Room**  
6.38 x 3.72 (20'11" x 12'2")

**Inner Hall Area**  
3.31 x 2 (10'10" x 6'6")

**Kitchen/Dining Room**  
6.44 x 3.14 (21'1" x 10'3")

**Ground Floor Bedroom 4**  
3.37 x 3.20 (11'0" x 10'5")

**4 Piece En Suite Bathroom**  
3.33 x 1.59 (10'11" x 5'2")

**First Floor Landing**

**Bedroom 1**  
3.72 x 3.35 (12'2" x 10'11")

**Bedroom 2**  
3.70 x 3.15 (12'1" x 10'4")

**Bedroom 3**  
3.71 x 2.93 (12'2" x 9'7")

**Family Bathroom**  
2.75 x 1.68 (9'0" x 5'6")

**Lower Ground Floor**

**Utility Area & Shower**  
3.40 x 3.16 (11'1" x 10'4")

**Hobbies Area**  
3.75 x 3.16 (12'3" x 10'4")

**L Shaped Store Room**  
6.96 narr 3.17 x 5 narr 3.15 (22'10" narr 10'4" x 16'4" narr 10'4")

**Store Area**  
4.95 x 1.06 (16'2" x 3'5")

**Ample Off Road Parking To Side**

**Lawned Front Garden/ Possible Further Parking**

**Rear Garden With Lawn & Large Deck**

**Lovely Side Deck Leads to Kitchen**

This is only the 2nd time since it was built, around 1959, that Delynn has come to the open market. We understand that it was built by the original owner for his own use and the present owner has been in occupation for over 20 years. It is, therefore, a home which offers the next owners a lasting and enduring home.

The house is of traditional construction with pleasing rendered elevations under a concrete tiled roof. The house is offered in excellent order both inside and externally and benefits UPVc double glazing -installed in 2022 - which has sound proofed to the units to the front elevation. There is also mains gas fired radiator central heating. However, there is is tremendous potential (Subject to any PP) to the lower ground floor to develop the excellent space in this area. There is enough space for an annex or to use as an office. It is currently used for dry storage.

The property is arranged over 3 floors; ground floor; lower ground floor & first floor. It has made for a spacious family home with an arrangement for a dependent relative to the ground floor. Here, the accommodation comprises a storm porch and entrance hall which has a cloakroom off. The large wood sliding door opens to the living room. This is a bright and comfortable room with attractive wood flooring and a recessed fire. The flooring continues to the inner hall area and on into the large kitchen/ dining room. This is well appointed with built in appliances and a door to the side deck, which is a lovey area to sit and enjoy a morning cup of coffee. From the inner hall there is access upstairs and a door down to the lower ground floor. Off the main entrance hall there is the 4th bedroom which has a 4 piece bathroom en suite; ideal for a dependent relative.

To the first floor are 3 double bedrooms and a bright family bathroom. However, it is in the lower ground floor where the real potential lies. It comprises a hobbies area, utility space and shower - ideal to de-sand from a day at the beach. The L shaped store room is over 6 meters long and has bi fold doors to the rear garden. This area offers more than enough space to convert to an annex or for office space.

The house stands on a good plot with parking to the side and further possible parking to the front. and lawn garden. The rear garden is enclosed with a lawn and a generous, newly laid decked area. There is a recessed space for a shed and steps up to the side deck which has a door to the kitchen/dining room.

Property of this nature are few and far between so we recommend a full viewing at the earliest opportunity in order to appreciate what Delynn has to offer and to avoid disappointment.

Delynn stands in a prominent position on the Exeter Road making it extremely convenient to the village centre and its wide range of amenities. Braunton is considered one of the largest villages in the country and it caters well for its inhabitants. The good primary and secondary schools are only a few minutes walk away and the Tesco super store is also conveniently located. The village centre is on an easy and level walk and here there are a good range of coffee shops, pubs, churches, restaurants, local shops and stores. There is also a medical centre, library, a butchers and hardware store.

There is easy access to the lovely beaches at Saunton and Croyde, both a Mecca for surfing enthusiasts and which are 3 & 5 miles away. There is a regular bus service making a day at the beach easy for all the family. Saunton also boasts the renowned golf club with its two Championship courses. The Braunton Burrows adjoins the golf club and thie is an Area Of Outstanding Natural Beauty & UNESCO Biosphere. This is a wonderful place to walk and exercise the dog!

Barnstaple, the main north Devon town, is 5 miles to the south east. Here there is excellent covered town centre shopping facilities at Green Lanes and out of town shopping at Roundswell where there is a good choice of super stores. Social and sporting facilities include a brand new leisure centre, Tarka Tennis, tenpin bowling, Scott's cinema and The Queens Theatre. The North Devon Link Road offers a quick route to the M5 Motorway at junction 27, whilst The Tarka Rail Line connects to Exeter in the south and this picks up a direct route to London Paddington.

## Services

All Mains Connected

## Council Tax band

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

