



High Tide







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Higher Park Road, Braunton, Devon, EX33 2LG

Within walking distance of the village centre & open countryside. Saunton golf club/beach -10 minutes

An exceptional detached and individual home, built circa 2017 offering over 4,000 sq. ft of beautifully designed accommodation boasting stunning coastal views.

- Over 4,000 sq ft of contemporary, individually designed accommodation
- Outstanding estuary, countryside and sea views
- Showpiece open-plan living/kitchen/dining room
- Six spacious bedrooms, most with en-suites
- Extensive South-facing balcony with views
- New resin driveway for up to five vehicles plus garage
- Beautifully landscaped outdoor areas
- Prestigious Higher Park Road location
- Freehold
- Council tax band G

Guide Price £1,250,000

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DESCRIPTION

High Tide is an exceptional detached residence, completed circa 2017 and offering more than 4,000 sq. ft of beautifully appointed accommodation arranged over four floors. Designed with contemporary family living in mind, the property provides generous proportions throughout, complemented by thoughtful enhancements made by the current owners to further optimise the layout. These improvements have created an even more versatile and family-friendly home, maximising enjoyment of the landscaped outdoor spaces and the outstanding estuary and sea views which can be enjoyed from most of the principle rooms and the extensive south facing balcony. Situated on Higher Park Road, one of the area's most prestigious addresses, homes of this scale, quality and setting are increasingly rare to the market.

ACCOMMODATION

A welcoming entrance hall sets the tone for this exceptional home, featuring a staircase to the first floor, generous storage for coats and boots, and a lift providing effortless access to the upper level. From here, doors lead to the garage and the ground-floor living room, finished with engineered oak flooring and sliding doors opening onto the garden. A versatile gym/home office/guest bedroom completes this flexible ground-floor layout.

The first floor delivers a true wow factor with an expansive open-plan living, kitchen and dining space. Engineered oak flooring with underfloor heating runs throughout, while large bi-fold doors open onto a stunning south-facing balcony with composite decking and a glass balustrade, framing far-reaching views and creating a seamless indoor-outdoor lifestyle. The contemporary kitchen features a comprehensive range of fitted units, a Leisure gas stove, inset sink, integrated fridge and freezer, and a second set of bi-fold doors leading to the extensive balcony. A well-appointed utility room offers fitted units, sink, space for white goods, and an additional built-in fridge and freezer, with direct access outside. A central hallway connects to a study/office, plant room, WC, two garden access points, and stairs rising to the second floor.

The second floor offers a bright and airy landing, enhanced by a striking picture window, leads to three double bedrooms, each with its own luxury en-suite shower room. The principal suite enjoys a Juliet balcony with captivating views across the Burrows, countryside and out to sea. It also features a freestanding bath with views, a generous walk-in wardrobe, and a beautifully appointed en-suite. Bedroom four also benefits from a Juliet balcony, again showcasing the outstanding outlook.

The top floor provides three further bedrooms, including a spacious room with impressive views and its own en-suite shower room. A stylish, fully tiled family bathroom completes this level, offering a bath, walk-in shower, WC and basin.





OUTSIDE

A newly installed resin driveway enhances the kerb appeal and provides parking for up to five vehicles. The garage, fitted with an electric door, offers storage for surfboards, bikes, lawnmower etc. Adjacent to this is a level lawn and seating area, with direct access to the rear of the property and into the ground-floor living room, creating a seamless connection between indoor and outdoor living.

Resin pathways and steps sweep elegantly along both sides of the property, leading to the impressive raised balcony with composite decking, glass balustrade, and panoramic views stretching across the front aspect, over the Burrows and out to sea.

To the rear, a practical area provides discreet space for bin storage and outdoor equipment, with steps rising to the upper garden. This elevated lawned area offers an additional private outdoor area, perfectly positioned to enjoy the far-reaching coastal and countryside views.

SERVICES

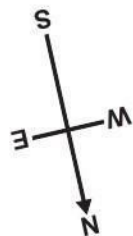
Mains gas, electric and water.

Private drainage (shared with one other property)

Underfloor heating on first floor

SITUATION

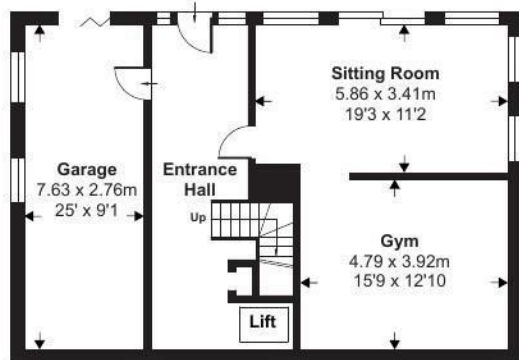
Set In the highly desirable Higher Park Road area of Braunton - one of Braunton's most prestigious addresses - within an easy walk of the village centre and open countryside. Braunton is one of the largest villages in the country and has a wide range of amenities including primary and secondary schooling, public houses, medical centre, supermarket, coffee shops and good number of local stores and restaurants. There is a regular bus service which connects to North Devon's famous coastal resorts, as well as Barnstaple, which is the regional centre and houses the area's main business, commercial, leisure and shopping venues as well as Pannier Market, live theatre and District Hospital. From Barnstaple there is access onto the North Devon Link Road which provides a convenient route to the M5 Motorway at Junction 27 and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. The sandy surfing beaches at Croyde and Saunton (also with championship golf course), are approximately 3 miles to the west with Woolacombe a little further. Braunton Burrows is a wonderful UNESCO site, being one of the largest sand dune systems in the country and offers many square miles of wonderful walks, especially for dogs etc. Exmoor National Park is less than half an hour by car. The nearest international airports are at Bristol and Exeter.



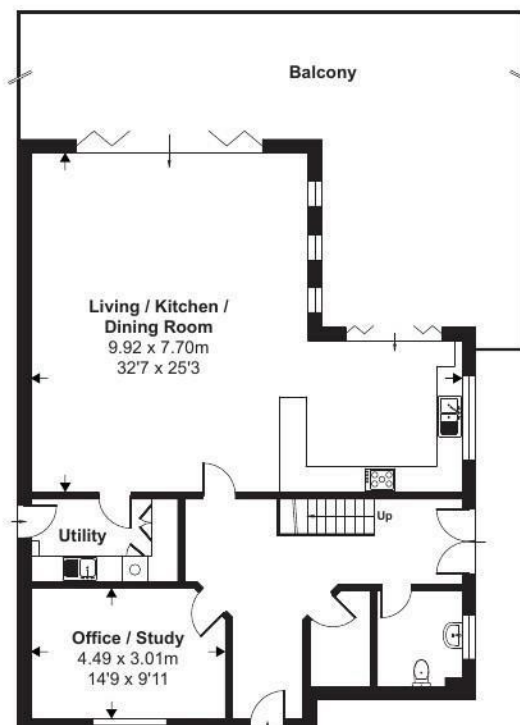
Denotes restricted
head height

Approximate Area = 3931 sq ft / 365.2 sq m
Limited Use Area(s) = 257 sq ft / 23.8 sq m
Garage = 222 sq ft / 20.6 sq m
Total = 4410 sq ft / 409.6 sq m

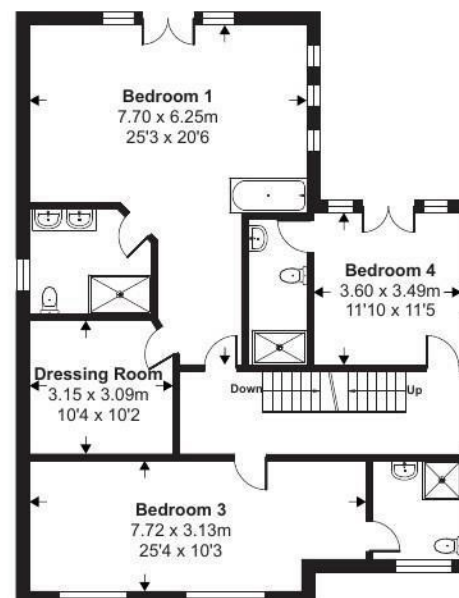
For identification only - Not to scale



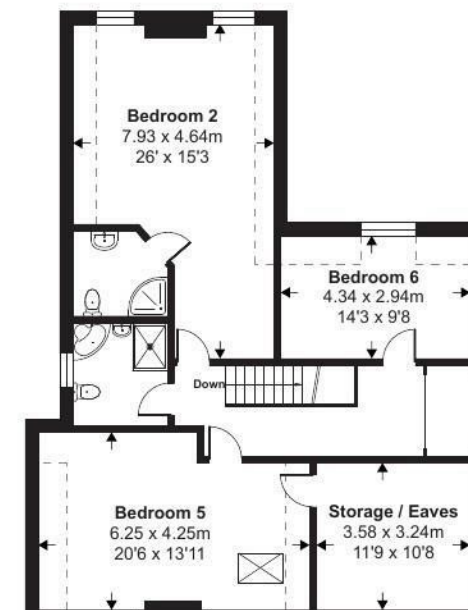
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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STAGS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

