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**Directions**

From Barnstaple proceed on the A361 to Braunton. On approaching Wrafton, turn left directly opposite the Williams Arms Public House. Continue past The British Legion and on down this road. Take the first main turning on the left hand side, into Orchard Road. Take the 1st turning on the left and follow the road to the end of the cul de sac and number 15 is found on your left.

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**An Immaculate 5 Bedroom Family Home**

Bramley, 15 Orchard Road, Wrafton, Braunton, EX33 2DZ

Guide Price

**£579,950**

- Spacious 5 Bedroom Detached Family Home
- Private & Enclosed Rear Garden
- PVC D/G & Gas CH With Solar
- Cul-De-Sac Position
- Close Proximity To The Tarka Trail
- Ideal Family Home
- Ample Off Road Parking
- Superb Kitchen Diner
- EPC: Band B

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## Room list:

### Entrance Hall

**Living Room**  
5.25 x 3.65 (17'2" x 11'11")

**Kitchen/Diner**  
7.45 x 2.74 (24'5" x 8'11")

**Utility Room**  
2.97 x 2.82 (9'8" x 9'3")

**Downstairs WC**  
1.95 x 0.75 (6'4" x 2'5")

**Bedroom 1**  
4.33 x 3.55 (14'2" x 11'7")

**Bedroom 1 Ensuite**  
2.98 x 1.46 (9'9" x 4'9")

**Bedroom 2**  
3.43 x 2.98 (11'3" x 9'9")

**Bedroom 3**  
3.95 x 2.02 (12'11" x 6'7")

**Bedroom 4**  
3.2 x 2.8 (10'5" x 9'2")

**Bedroom 5**  
5.19 x 2.74 (17'0" x 8'11")

**Ample Off Road Parking**

Orchard Road is a very sought after cul-de-sac of similar style but individual properties in a tucked away position. Wrafton is a small village 1 mile to the east of Branton and offers amenities including the renowned William Arms Public House/Restaurant, Branton Academy and Southmead Primary School. Both of these are an easy, level walk away.

The large village of Branton is connected by bus and here there are a good range of amenities. These include a medical centre, library, public houses, coffee shops and a good range of shops and stores. A Tesco super store is close by and to the village centre is the family run Cawthorne's Store. The super sandy beaches at Saunton & Croyde are 4 & 6 miles away and Saunton also has the renowned golf club with its 2 championship courses. The Branton Burrows are a UNESCO Biosphere Reserve and AONB. This vast sand dune system is ideal for exercise and dog walking.

The bus service also connects to Barnstaple, the main north Devon town which is approximately 4 miles to the east. The town centre offers covered shopping at Green Lanes and out of town shopping at Roundswell where there is a wide choice of superstores. There are leisure and social facilities including a new leisure centre, Tarka Tennis Centre, Scott Cinema and The Queens Theatre. The Tarka Trail runs between Branton and Barnstaple and beyond and offers miles of level cycle and footpaths flanking the estuary.



Welcome to Bramley, 15 Orchard Road, a beautifully presented five-bedroom family home, discreetly tucked away within a sought-after cul-de-sac. Offered to the market in immaculate condition, the property provides ample off-road parking for multiple vehicles and is ideally suited to a growing family looking to settle in this desirable location. The home also benefits from solar panels with a battery storage system, creating an energy-efficient property with the added advantage of potential income during peak periods.

On entering the property, you are welcomed by a spacious entrance hallway with plenty of room for coats and shoes. To the left is a large, light-filled living room which flows seamlessly through to a delightful kitchen/dining area. The contemporary kitchen is well equipped with an integral double oven, dishwasher, 1.5 sink with swan-neck tap, and enjoys a pleasant outlook over the garden. The dining area features patio doors that open directly onto the rear garden, perfect for indoor-outdoor living.

To the right of the kitchen is a generous utility room with space for a washing machine, tumble dryer and additional storage. There is also a downstairs WC and a large fifth bedroom, which was formerly the garage and offers flexible accommodation options.

The first floor offers four well-proportioned bedrooms, with the principal bedroom benefiting from a spacious en-suite shower room. The family bathroom comprises a stylish three-piece suite including a P-shaped bath with attractive tiling over the bath.

Externally, the property enjoys a private, enclosed west-facing garden, ideal for children, pets and evening entertaining. From the first floor, there are also far-reaching views towards Saunton.

A viewing is highly recommended to fully appreciate everything this impressive home has to offer.



## Services

All Mains Connected

## Council Tax band

D

## EPC Rating

B

## Tenure

Freehold

