



Grafton House



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Saunton Road, Braunton, EX33 1HG

On the outskirts on Braunton village, close to cycle paths, walks, beaches and local amenities

A contemporary detached property completed in 2023, with consent for use as live work unit, quietly situated on the fringe of the village, close to Braunton Burrows and Saunton Beach

- South facing
- Sitting Room, Kitchen/Diner, ASHP heating
- Sunny, enclosed private patio & garden
- Eco friendly features incl; sedum roof
- Council Tax TBC
- Light & airy accommodation with high ceilings
- En Suite Bedroom, Office with Cloakroom
- Parking for 2 cars
- No upward chain
- Freehold

Guide Price £350,000

SITUATION & AMENITIES

Set in an enviable village edge location, Grafton House is one of the closest properties in Braunton to Saunton beach and Saunton Golf Club, in a beautiful country setting, yet close to all the amenities and just 1.9 miles by car to Saunton beach and 3 miles to Croyde beach. It is an easy walk to the village centre with popular pubs, cafes and coffee shops $\frac{3}{4}$ mile away with a cycle path most of the way and also a footpath. The site is close to Moor Lane and leads to a stunning walk or cycle of 1.4 miles, to the Sandy Lane Carpark, set in Braunton Burrows UNESCO biosphere reserve. A walk from there, through the dunes then takes you to the stunning south end of Saunton beach, Crow Point, where the head of the estuary meets the end of the beach which is also easily accessible by bike using Moor Lane. The property sits in a lightly wooded area off a private driveway, shared with several other properties in a very natural area, close to the coast with adjoining fields, woodland and two SSSI nature reserves close by and an abundance of nature. Braunton offers a Tesco Superstore and the family run Cawthornes Store, in the village centre as well as butcher, greengrocer, hardware store and medical centre. In the opposite direction and again just a short car journey or healthy walk are the fine sandy beaches at Saunton (also with championship golf course) and a little further afield, the world famous surfing beach of Croyde, with Putsborough and Woolacombe just beyond. Barnstaple, the regional centre, is around 5 miles and offers the area's main business, commercial, leisure and shopping venues as well as live theatre and District Hospital. At Barnstaple there is access to the A361 North Devon Link Road, which runs on, in around a further 45 minutes of so, to Junction 27 of the M5 Motorway, where Tiverton parkway offers a fast service of trains to London Paddington in just over two hours. The nearest international airports are at Bristol and Exeter.



THE ACCOMMODATION

The accommodation is arranged over one floor with an accessible paved ramp accessed which leads via the SUN TERRACE to the pair of south facing glazed doors into the LIVING AREA which is half open plan to KITCHEN/DINING ROOM with excellent range of base and wall cupboards as well as usual appliances and ample space for dining table. An electric roof window is central to the kitchen. The DOUBLE BEDROOM enjoys garden views through a tall window and glazed door to its own patio area. The spacious SHOWER ROOM has a walk-in shower as well as wash hand basin with vanity beneath, mirror fronted medicine cabinet above and low-level WC. Large electrically operated roof window. At the rear of the property, accessed from the dining area, is a completely self-contained OFFICE with CLOAKROOM off.. The property is very well insulated with an Air Source Heat pump to the rear.

OUTSIDE

There is a sunny private enclosed garden included south facing PATIO and west facing TERRACE. To the rear is a recently established nature area. At the entrance there are parking spaces for two cars enclosed by natural stone walling.

SERVICES

Mains electricity and water. Drainage is mains via a shared sewer pump. Heating is by air source heat pump. Phone connections are close by.

DESCRIPTION & PLANNING

Completion of the build was in 2023. The property presents timber clad elevations with aluminium anthracite grey double glazed doors and windows, all beneath a Sedum roof. Planning permission was granted under North Devon Council planning reference 72758 on 17th March 2021 for a 'live work unit'. Clause 5 of the planning consent states "The office accommodation defined in the approved plans shall be used as B1 only". In clause 6 the planning states "The dwelling shall not be occupied other than by a person solely or mainly employed or last employed in the office shown in the approved plans or a widow or widower or surviving civil partner of such a person, and any resident dependants". All relevant documentation pertaining to this consent can be viewed on the North Devon Council Planning website quoting the reference above. The accommodation is more clearly identified on the accompanying floorplans.

SPECIAL NOTE

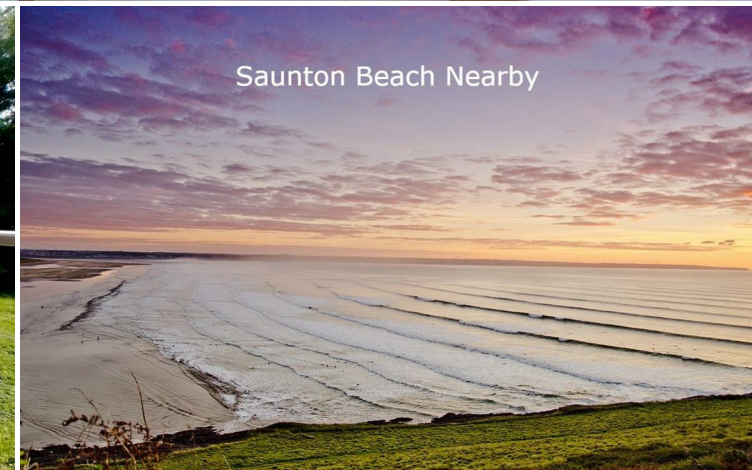
The property is accessed by a well maintained gravel drive, which is initially shared but has a private spur drive for the sole use of Grafton House. Grafton House will have right of way over the initial section and pay a share of maintenance. Further details are available from the vendor's solicitors.

DIRECTIONS

Leaving Braunton on the Saunton Road, after around ¾ mile, bear left into Moor Lane and immediately right into a private access signed 'The Stables'. Continue and park in The Stables carpark and a Stags Representative will meet you there and walk you to Grafton House.

VIEWINGS

Strictly by appointment with the sole agent, Barnstaple Office 01271 322833 barnstaple@stags.co.uk



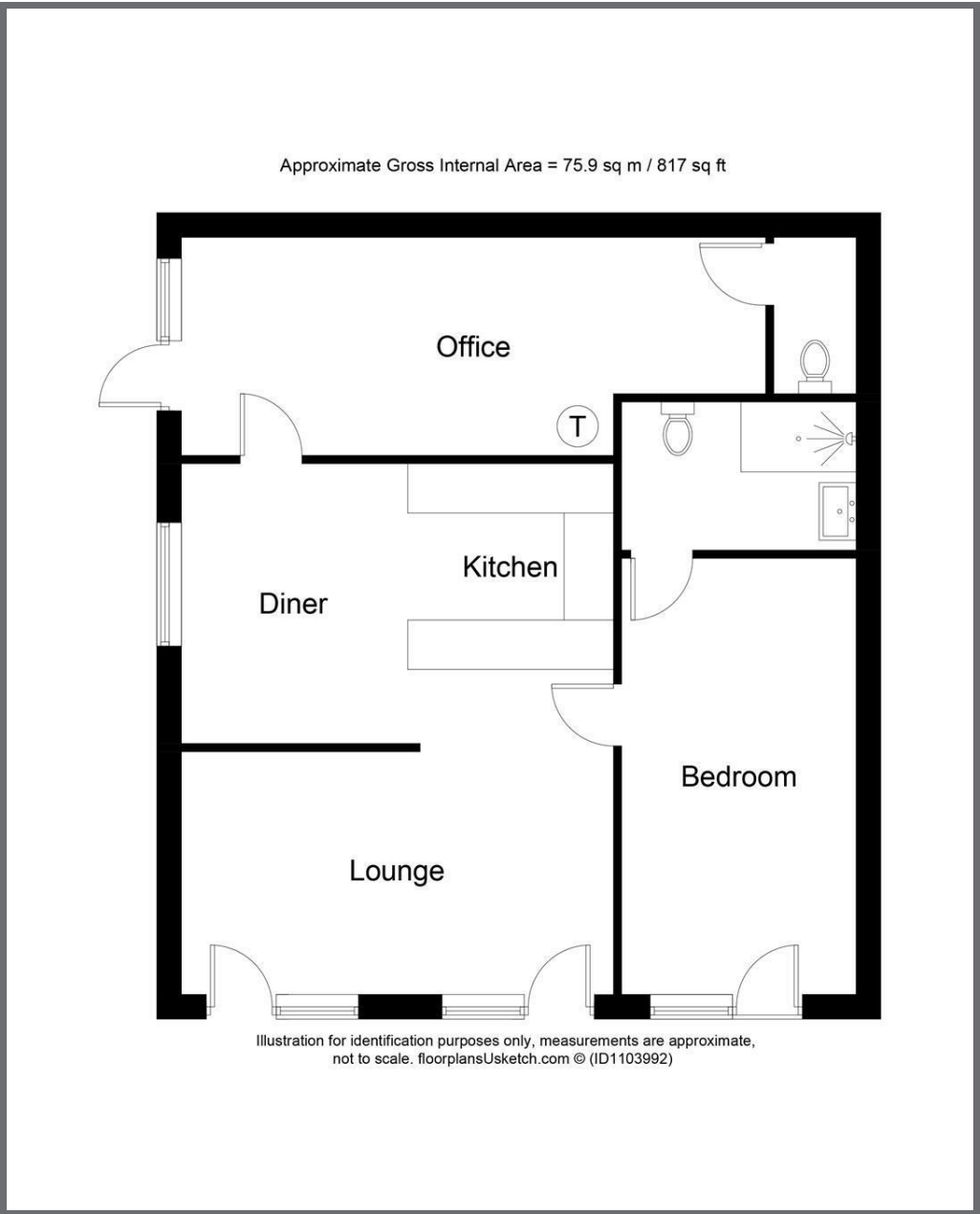
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		77
(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

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