



turners



Spinneys, Saunton, EX33 1LG

Guide Price £875,000



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Spinneys

Saunton, EX33 1LG

The Property

Accessed via a wide, gated sweeping driveway, the property is beautifully screened by mature trees, flowering borders, and well-tended hedging, offering privacy and a true sense of arrival. The generous frontage provides extensive parking and leads directly to the integrated double garage, which is ideal for secure storage.

To the front, a charming sun room offers a serene spot to enjoy the afternoon and evening sun with views over the front garden, a perfect place to relax with a book.

Living spaces are equally generous, featuring three spacious reception rooms, including a magnificent dual-aspect living room bathed in natural light, a formal dining room, and a separate snug or study, offering flexibility for modern lifestyles. The two smaller reception rooms would also lend themselves to additional bedrooms if required or a sizeable home office.

At the heart of the home lies an extensive open-plan kitchen/dining room, ideal for family life and entertaining on a grand scale. This sociable space is complemented by a separate utility room, discreetly positioned for practical day-to-day living and offering direct access to the rear gardens and garage.

Upstairs the accommodation comprises of a wide, open landing leading to four substantial double bedrooms, all of which enjoy beautiful, far-reaching views over the gardens and surrounding countryside. The primary bedroom is particularly impressive; an expansive suite with a walk-through dressing area, elegant en-suite bathroom, and access to a private balcony boasting breath-taking panoramic views towards Braunton Burrows and beyond.

In total, the property includes three bathrooms (including the en-suite) and an additional downstairs toilet, and the wide landing and central hallway further enhance the airy, open feel of the home.

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Outside

Outside, the mature and beautifully landscaped gardens offer peace, privacy, and colour in abundance. The grounds feature a variety of established planting, hanging trees, fruit trees, a productive vegetable plot, wildlife pond, and numerous seating areas—each carefully positioned to follow the sun throughout the day. The garden is a haven for birds, bees, and tranquil moments, making it a perfect extension of the living space.

Combining scale, location, and lifestyle, Spinneys represents a rare opportunity to acquire a distinguished family home in one of North Devon's most desirable coastal villages—just minutes from the beach, yet enjoying complete seclusion and serenity. Rarely does a property of this size, setting, and quality become available in Saunton.

Location

Saunton, North Devon, is a coastal gem celebrated for its three miles of golden sands, backed by Braunton Burrows – a UNESCO Biosphere Reserve of rolling dunes rich in wildlife. The beach is a haven for surfers, especially beginners and long boarders, with long, gentle waves that also attract paddleboarders and swimmers. Unlike busier resorts, Saunton retains a tranquil and unspoilt charm, making it perfect for peaceful strolls, family picnics, and unforgettable sunsets. Nearby, Braunton village offers surf shops, cafés, and pubs, while Croyde, Woolacombe, and the South West Coast Path provide further adventure and scenic beauty. With its mix of natural wonder, surf culture, and laid-back atmosphere, Saunton is the ideal spot for beach days, outdoor exploration, and relaxed coastal breaks.

Agent Notes

-This property has a septic tank easement that can be explained by one of our negotiators





- No Onward Chain spacious detached home with four large double bedrooms
- Prestigious location just steps from Saunton Golf Club and backing onto Braunton Burrows nature reserve.
- Sweeping gated driveway with mature screening, ample parking, and integrated double garage.
- Three generous reception rooms, including a dual-aspect lounge and flexible study/snug.
- Expansive open-plan kitchen/diner ideal for family life and entertaining, plus separate utility room.
- Impressive primary suite with dressing area, en-suite, and private balcony with panoramic views.
- Beautifully landscaped gardens with fruit trees, pond, vegetable plot, and multiple seating areas.
- Huge potential to modernise and create an exceptional family home in a peaceful coastal setting.

Floor Plans

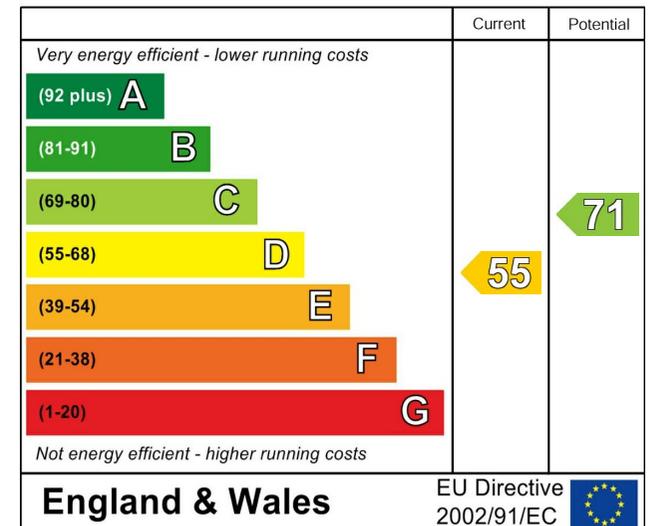


Location Map



Energy Performance Graph

Energy Efficiency Rating



Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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