

GROUND FLOOR



1ST FLOOR



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A Well Presented 2 Bedroom Home Within Walking Distance To The Beach

7 Ora Stone Park, Croyde, Braunton, EX33 1PZ

Guide Price

£375,000

- Modern 2 Bedroom Home
- Walking Distance To Croyde Beach
- Ideal Porch & Storage
- Off Road Parking
- Electric Heating
- Good Sized Kitchen/Diner
- Rear Low Maintenance Garden
- Useful Studio & Store
- EPC: D

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Situated in a quiet cul-de-sac within one of North Devon's most desirable coastal villages, 7 Ora Stone Park is a beautifully presented two-bedroom home, ideally positioned within walking distance to Croyde Beach. The property enjoys a peaceful setting whilst remaining conveniently close to the village amenities, stunning coastline, and scenic countryside walks that make Croyde such a sought-after destination.

Upon entering, you are welcomed by a useful entrance porch, providing practical storage space for coats, shoes and everyday essentials, before stepping into the bright and spacious living room. Filled with natural light, this inviting space flows seamlessly through an attractive open archway into the kitchen/dining room, creating an excellent layout for both everyday living and entertaining. The kitchen offers a range of fitted units and generous worktop space, together with a built-in oven and space for both a washing machine and dishwasher whilst benefitting from a space for a dining table and chairs.

To the first floor are two well-proportioned bedrooms, including a spacious master bedroom benefiting from useful built-in storage. Completing the accommodation is a family bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property boasts a charming enclosed patio garden, perfect for relaxing with a morning coffee or enjoying al fresco dining during the warmer months. A particular feature is the detached studio, currently utilised as a pottery workshop, offering excellent versatility as a home office, creative space or hobby room. The former garage has been thoughtfully divided, retaining a useful storage area alongside the studio.

Offering a wonderful blend of coastal living, practicality and versatility, this delightful home is perfectly suited as a permanent residence, holiday retreat or investment opportunity in one of North Devon's most iconic seaside locations.

Services

Mains Water, Drainage & Electric Heating

Council Tax band

C

EPC Rating

D

Tenure

Freehold



Entrance Porch

Living Room

4.26 x 3.56 (13'11" x 11'8")

Kitchen/Diner

4.25 x 2.85 (13'11" x 9'4")

Bedroom 1

4.26 max x 3.56 max (13'11" max x 11'8" max)

Bedroom 2

2.93 x 2.28 (9'7" x 7'5")

Family Bathroom

1.89 x 1.82 (6'2" x 5'11")

Studio

2.70 x 2.52 (8'10" x 8'3")

Store

2.70 x 2.22 (8'10" x 7'3")

Off Road Parking

Ora Stone Park is a very sought after cul-de-sac of similar style modern houses which are always in very good demand and within level walking distance to the beach and village centre. Croyde has an excellent reputation for summer holidays and is extremely lively through the summer period. There are attractive thatched cottages, restaurants/pubs and a regular bus service to Braunton, approximately 5 miles to the East. The delightful sandy beach is a haven for the surfer and water sport enthusiasts. Therefore this would make an excellent holiday home which can tap into the lucrative holiday business. Braunton offers a wider range of shopping facilities, there is a bus service which continues to Barnstaple approximately 10 miles from Croyde. There is access to the North Devon link road which provides a convenient route to the M5 motorway.

