STAGS

3, Ora Close

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Croyde, Braunton, EX33 1NJ

Croyde Beach, the South West Coast Path & all local amenities within walking distance

A spacious, versatile home set within an exclusive & highly private development enjoying wonderful views of countryside, dunes & the sea

- 5 Bedrooms
- 3 Bathrooms
- 2025 sq.ft of accommodation
- Set within a small private development
- Walking distance to the beach & all amenities
- Off-road parking & double garage
- Extensive terrace balcony & wraparound gardens
- No onward chain
- Freehold
- Council Tax Band F

Offers In Excess Of £900,000

SITUATION & AMENITIES

Croyde has become internationally renowned for its superb surfing beach which has hosted numerous, top ranking surfing competitions. The village is also one of the West Country's most popular areas in which to live or holiday, consistently featured in the National Press and holiday/property programmes. The village offers an eclectic mix of picture postcard cottages nestling next to contemporary homes as well as a good range of local shopping facilities and amenities. The property is ideally situated to explore the nearby beaches and coastline of Ilfracombe, Lee, Putsborough, Saunton (also with championship golf course), Woolacombe and Exmoor with its rocky coastline. The nearby larger village of Braunton provides a wide range of local amenities to include post office, banking facilities, health centre, primary school, senior school, pubs, restaurants, library and a good range of shops. North Devon's regional centre of Barnstaple is about 10 miles and houses the areas main business, commercial, entertainment and shopping venues. The North Devon Link Road can be accessed at Barnstaple and provides a link to the M5 at Tiverton, Junction 27 where Tiverton Parkway Station has a regular mainline service to London, Paddington, in just over 2 hours. The nearest airports are at Bristol or Exeter. Croyde and its neighbouring North Devon surfing beaches, are the nearest in the South West to London, the South East and the Midlands, whilst the M5 is only 45 minutes away. The village lies on the South West Coast Path near to Baggy Point which is owned by the National Trust. It also lies within the North Devon Coastal Area of Outstanding Natural Beauty

DESCRIPTION

3 Ora Close is a contemporary, architect-designed five-bedroom house enjoying spectacular 180-degree views across Croyde Beach, the sea and the surrounding countryside. The main reception rooms are positioned to maximise the coastal outlook, creating a bright and uplifting living environment. The property is complemented by a good sized plot with private lawned gardens, a double garage, and off road parking - making it an ideal family home, luxurious second residence or successful holiday let. Set within an exclusive and highly private development, the house offers both seclusion and convenience. It is perfectly situated within walking distance of the beach, the South West Coast Path, and all village amenities, providing effortless access to Croyde's vibrant coastal lifestyle.

ACCOMMODATION

A spacious entrance hall with wooden flooring welcomes you into the home, complete with a large cupboard for coats, boots and everyday storage. From here, there is access to a WC with sink, a door to the double garage, and a utility room offering ample space for white goods. The ground floor features three double bedrooms, two of which enjoy French doors opening directly onto the garden. A well-appointed family bathroom includes a WC, sink, bath, and a generous double shower.

Stairs rise to a split landing, leading to two further double bedrooms, each benefiting from its own ensuite. The principal bedroom boasts built-in wardrobes and a walk-in dressing room, creating a luxurious private suite.

A further short flight of steps takes you to the most impressive room in the house: a stunning open-plan kitchen/living/dining room. This exceptional triple-aspect space has been designed with entertaining and family living in mind, all while taking full advantage of the beautiful sea views. The kitchen is fitted with a stylish range of units topped with granite worktops, an inset sink, electric range oven, and Neff extractor. Bifold doors open out onto a large raised terrace balcony, offering wonderful sea and countryside views. Leading off the main living area is a delightful sun room, providing an additional relaxing space with its own access to the balcony.

OUTSIDE

To the front of the property there is off-road parking together with a double garage. The garden wraps around the house, offering a wonderful sense of space and privacy. A patio terrace on the ground floor provides an ideal spot for outdoor dining, with steps leading up to the kitchen for easy access.

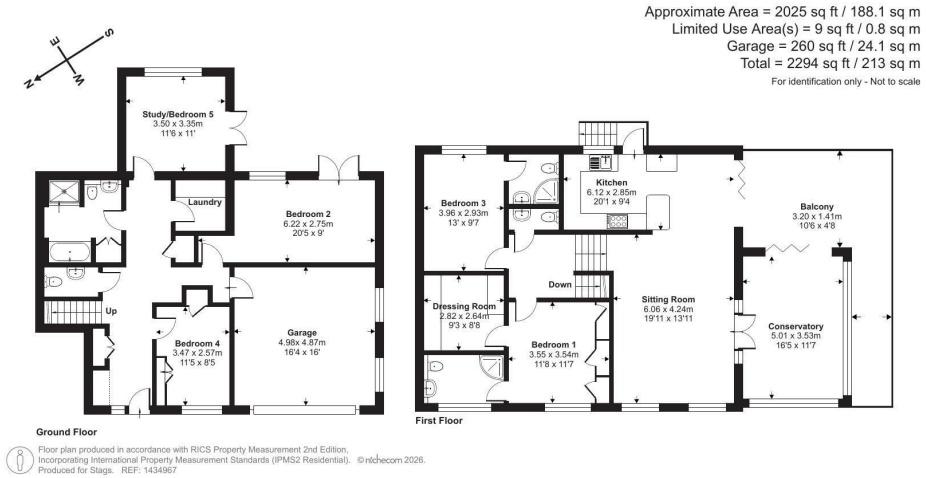
The South-facing garden is completely private and exceptionally quiet, featuring large lawned areas perfect for families, play, and Al fresco entertaining. There is also useful storage beneath the house.

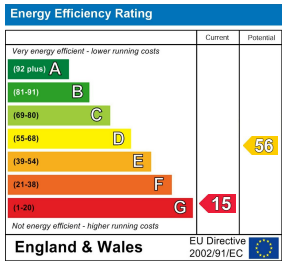
The raised patio terrace is a standout feature, a superb vantage point from which to enjoy the far-reaching countryside, dune, and sea views, making it an exceptional space for relaxing or hosting guests.

SERVICES

Main electricity, water and drainage.
Calor gas heating.

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.





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