turners

# Frog Lane

Braunton, EX33 1BB

**Price Guide £600,000**

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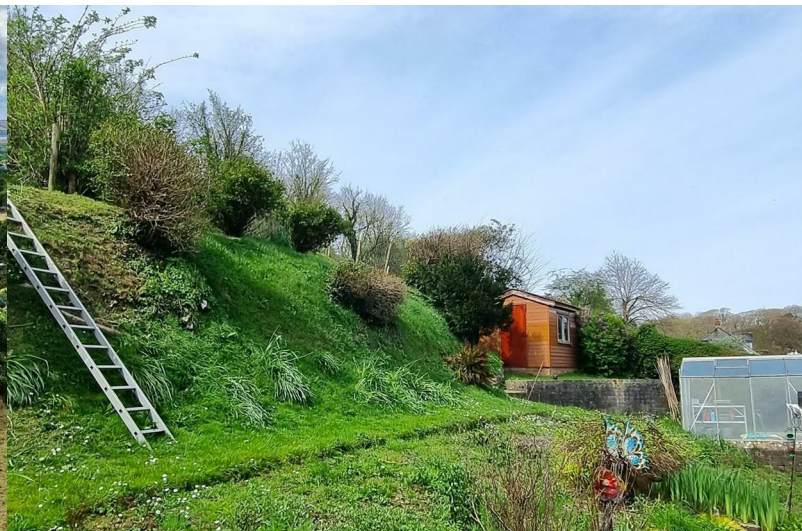


# Hilltop Frog Lane

Braunton, EX33 1BB

## Price Guide £600,000

## Property Description

Occupying an enviable elevated position in one of Braunton's most sought-after locations, this individually designed four-bedroom detached home enjoys breathtaking uninterrupted views across the village and surrounding countryside towards Braunton burrows. Set within generous wrap-around gardens with extensive off-road parking and a detached double garage, this is a rare opportunity to acquire a substantial family home with exceptional potential.

Designed and built by the current owner to an excellent standard, the property offers spacious and versatile accommodation throughout. The welcoming living room is filled with natural light from its large picture window, framing the far-reaching views. Sliding doors lead through to the dining room which makes it semi open plan to the lounge space, providing an ideal space for entertaining or family gatherings whilst enjoying pleasant views over the gardens.

The kitchen offers an abundance of storage and worktop space and is complemented by a separate utility room and pantry, creating a practical layout ready to be updated and personalized.

The ground floor hosts the impressive main bedroom with a spacious walk-in dressing room which could have scope to create an en-suite should this be desired. Bedroom three is also located on the ground floor with a generous 4 piece suite family bathroom. Whilst the two additional double bedrooms are located on the first floor along with the main living accommodation and are accompanied by a separate cloakroom.

Stepping outside you have mature wrap-around gardens providing a wonderful balance of open lawn, established planting and previous vegetable patches with peaceful seating areas, creating a haven for wildlife. The decked terrace is perfectly positioned for al fresco dining while taking in the fantastic back drop. While the south-easterly facing balcony offers an exceptional place to relax with a morning coffee.

Whilst the property would now benefit from cosmetic modernization throughout the generous room sizes and thoughtful design provide the perfect foundation to create an outstanding forever home.

## Location

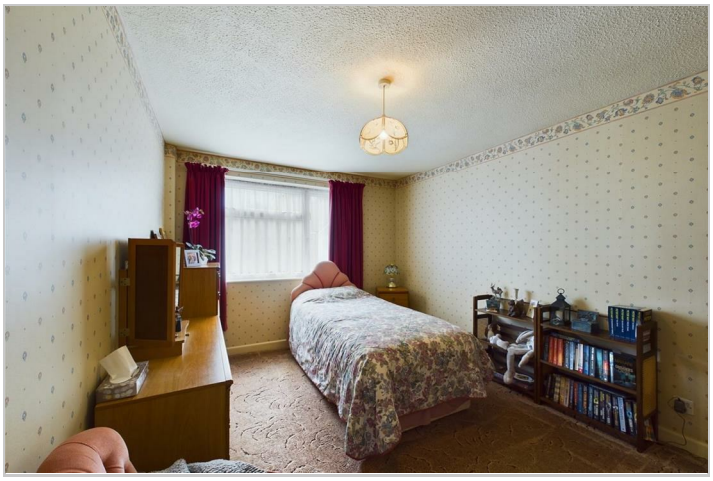
Braunton is well known for it's passionate community spirit and is rumored to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a ‘world surfing reserve’, one of just 12 places on the planet along with the Australia’s Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

## Directions

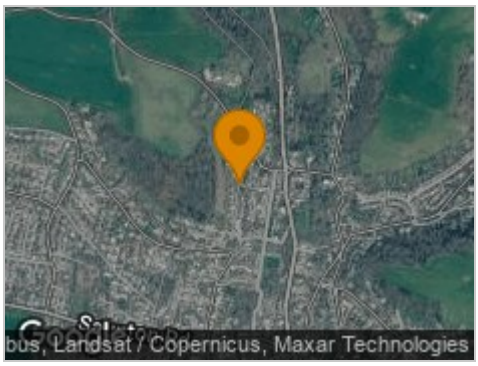
From our office turn left onto Caen Street and take the next right onto North Street, continue along this road before taking a sharp left onto Rock Hill and take the next right onto West Hill Lane. Continue along this road where the property can be found at the end of the road on the left hand side.

What3words - crouching.tunnel.football



## Road Map

## Hybrid Map



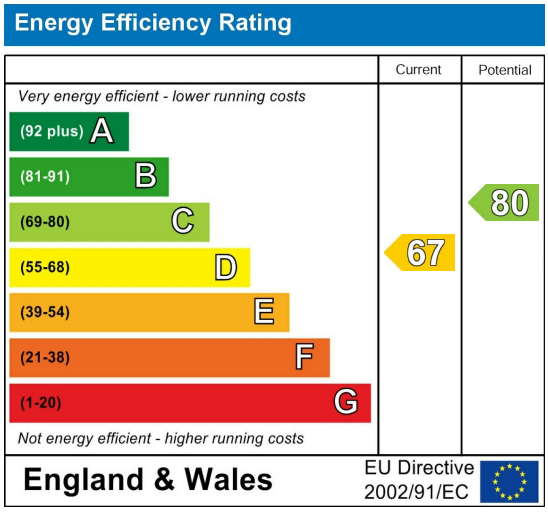

## Terrain Map

## Floor Plan

## 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.

## Energy Efficiency Graph

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