



Bond
Oxborough
Phillips

Changing Lifestyles

Hilltop
Frog Lane
Braunton
Devon
EX33 1BB

Asking Price: £575,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Hilltop, Frog Lane, Braunton, Devon, EX33 1BB

A home built around space, light and remarkable views



- Detached reverse level home
 - Four spacious bedrooms
- Village and estuary views
 - UPVC double glazing
- Lounge with balcony
 - Generous plot
- Sweeping driveway
 - Roof terrace
 - EPC: D
- Council Tax Band: E



Built by the current owner, this individual four bedroom home enjoys panoramic views across Braunton, the River Taw Estuary and the countryside beyond. Its thoughtfully arranged accommodation places the principal living rooms upstairs, while a balcony and elevated deck provide inviting spots to relax and take in the outlook.

The spacious lounge features a living flame gas fire with a natural stone surround, creating a welcoming focal point. Glazed doors connect to the separate dining room, which links to the fitted kitchen through a serving hatch. An adjoining utility room provides additional storage, laundry space and access outside.

Two bedrooms occupy the ground floor alongside a bathroom with both a bath and separate shower. The generous principal bedroom opens into a dressing area with built in wardrobes, offering potential for an en suite, subject to any necessary approvals. Two further bedrooms and a cloakroom upstairs provide flexibility for family, guests or working from home. Useful storage throughout adds to the home's practicality.

Outside, the driveway provides parking and turning space, with an open-fronted garage beneath a decked seating area that makes the most of the far-reaching views. A sizeable paved terrace with planted borders offers further space to sit and unwind.

Stepped pathways lead around the house to a rear garden adjoining open fields. A productive kitchen garden, small pond, two timber sheds and a greenhouse will appeal to those who enjoy growing their own.

With gas central heating and double glazing, this is a distinctive home combining generous accommodation, versatile outdoor space and a memorable outlook.



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Frog Lane is situated to the edge of the village of Braunton with views there over. Braunton is believed to be the largest village in England. It has a fantastic atmosphere and buzz with trendy pubs and restaurants. It also has primary and secondary schooling along with a variety of shops and amenities to hand such as doctors, hair and beauty shops, a bank and post office. Braunton has many places of interest such as Medieval Great Field and Braunton Burrows. The Tarka Trail offers many great walks for hiking or just a leisurely stroll. Established in 1897, the 36 hole championship Golf Course at Saunton is only 2 miles away. Saunton, Croyde and Woolacombe have some of the best surfing beaches in the area and are, literally, just a few minutes driving distance. The vibrant town of Barnstaple, some 5 miles, combines modern shopping amenities with a bustling market atmosphere. The A361 North Devon Link Road provides convenient access from Barnstaple to the M5 motorway network and beyond.

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Agents Notes: Mains electric drainage. Private parking. The property is freehold and is believed to be of traditional brick and stone construction beneath a pitched clay tiled roof, subject to confirmation. It benefits from mains electricity, gas, water and drainage, double glazing and private parking. Council Tax Band E applies and the EPC rating is D. The report indicates standard broadband speeds of approximately 16 Mbps and superfast broadband up to 65 Mbps, with mobile coverage available from EE, O2, Three and Vodafone, subject to provider checks. Flood risk from rivers, the sea and surface water is reported as very low. The property is within a radon area where an estimated 5% to 10% of homes may exceed the recommended action level; this does not confirm elevated levels at this property. Restrictive covenants are recorded against the title, with their details awaiting verification. No public rights of way crossing the plot are identified in the report, which also places the property outside a conservation area, national park and Green Belt.



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Measurements approximate. Not to scale. © Bond Oxborough Phillips.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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ESTATE AGENTS

Discover more
about this
property

Scan QR code for further details



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Directions

From our Office in The Square, depart in a Westerly direction on Ilfracombe Road. After passing the Fire Station on your left, immediately turn left signposted Georgeham. Ascend the hill and turn left onto Frog Lane. Proceed onwards, through where the road narrows, and as the road opens out, Hilltop is located on your right hand side with its nameplate clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find
and buy your new home...

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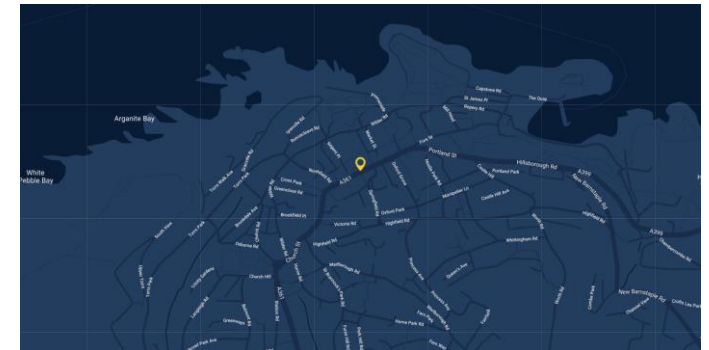
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If you are considering selling or letting your home,
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with one of our expert team who will be able to
provide you with a free valuation of your home.

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