Bond Oxborough Phillips

Changing Lifestyles

19 Orchard Road
Wrafton
Braunton
Devon
EX33 2DZ

Guide Price: £575,000 Freehold







Changing Lifestyles

01271 371 234
barnstaple@boppproperty.com

19 Orchard Road, Wrafton, Braunton, Devon, EX33 2DZ

A DETACHED HOME WITH AN ANNEX - IDEAL FOR MULTIGENERATIONAL LIVING OR POTENTIAL LETTING INCOME

- 3 Bedrooms & Annex
- Generously proportioned Living Room
- Kitchen / Dining Room & separate Utility Room
- Stylish Shower Room & ground floor Cloakroom
- Conservatory overlooking the well-stocked front garden
- Spacious 1 Bedroom Annex with En-suite Shower Room & open-plan Living / Kitchen / Dining Room
- Generous, level wrap-around gardens
- Integral Garage











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An attractive detached residence occupying a cul-de-sac position within the popular village of Wrafton, with generous level gardens, an integral garage and particularly versatile accommodation incorporating a spacious 1 Bedroom Annex.

The property offers an appealing arrangement for multigenerational living, combining a comfortable 3 Bedroom family home with accommodation on the left hand side that lends itself readily to dual occupancy. Equally, the Annex offers scope to provide a rewarding secondary income through letting, subject to any necessary consents.

Well-presented throughout, the house has part-rendered and part-brick elevations complemented by a Cedral-clad entrance porch. UPVC double glazing, gas fired central heating and solar PV panels further enhance its appeal.

The Entrance Porch, finished with attractive venetian plaster walls, opens into a welcoming Reception Hall with stairs rising to the main first floor accommodation. The generously proportioned Living Room provides a comfortable setting for everyday family life with double doors opening into the Kitchen / Dining Room. Fitted with an extensive range of contemporary cabinetry, integrated appliances and granite work surfaces, the Kitchen / Dining Room forms a sociable heart to the home. A separate Utility Room provides further storage and working space, with access to the Cloakroom and Integral Garage.

Upstairs, the main accommodation comprises 3 Bedrooms, 2 with built-in wardrobes, together with a stylish Shower Room featuring an oversized shower enclosure and contemporary aqua panelling.

A particular feature is the Conservatory, accessed from the Living Room and enjoying an attractive outlook over the well-stocked front garden. This also provides the connection to the Annex, allowing the accommodation to be enjoyed together while retaining a natural sense of separation. Double doors from the Conservatory lead into the Annex Living / Kitchen / Dining Room, a spacious open-plan room incorporating a fitted kitchen, space for dining and a comfortable seating area. A door opens onto the rear garden while a separate staircase rises to the Annex Bedroom, which benefits from its own generous En-suite Shower Room.

This thoughtful arrangement is especially well-suited to a dependent relative or extended family, offering the reassurance of being close at hand alongside valuable privacy and independence. For purchasers seeking additional income, the Annex also presents an attractive opportunity to explore letting potential, subject to the relevant permissions and requirements.

Outside, the generous, level gardens wrap around the property with established planting providing an attractive setting and ample space for outdoor dining, gardening and family recreation.

Combining a popular village setting with adaptable accommodation, this is a home equally suited to growing families, those bringing generations together or purchasers seeking a property with income potential.

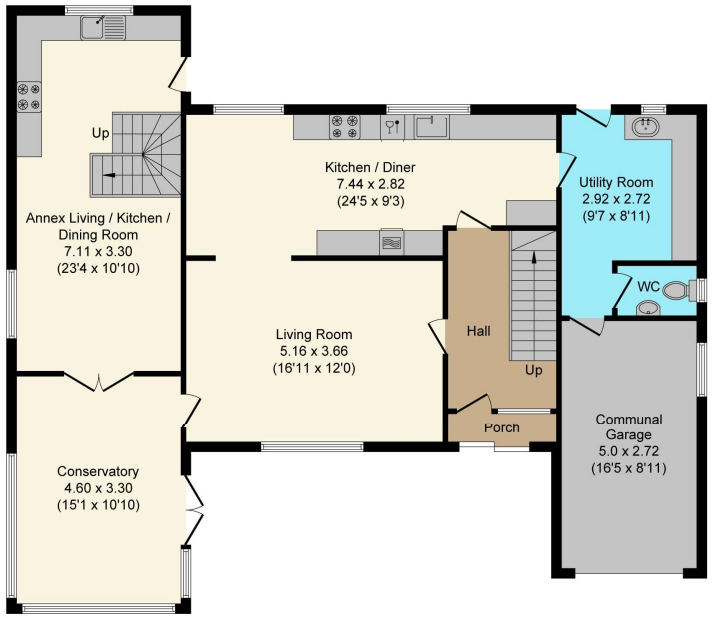
Council Tax Band

E - North Devon Council

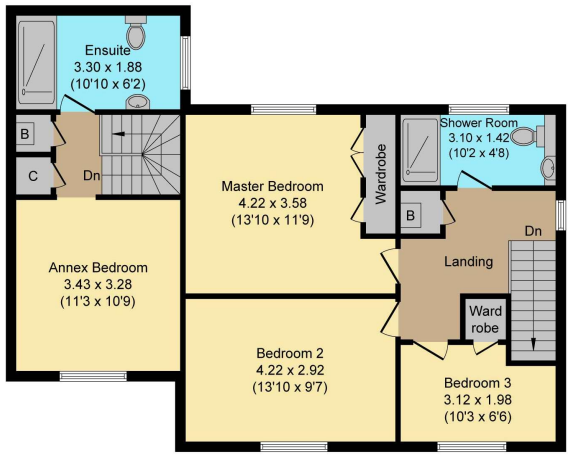
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Ground Floor
Floor area 114.10 sq.m. (1228.16 sq.ft.)



First Floor
Floor area 72.90 sq.m. (784.69 sq.ft.)

Total floor area: 187.0 sq.m. (2012.85 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, They cannt be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io

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Area Information

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 schools, 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 the Medieval Great Field and Braunton Burrows.

The Tarka Trail offers many great walks for hiking or just a leisurely stroll. Established in 1897, Saunton's 36-hole championship Golf Course is only 2 miles away. Saunton, Croyde and Woolacombe have some of the best surfing beaches and are only a stone's throw.

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 to the M5 motorway network and beyond.

Directions

Directions to this property can be easily found by using What3words: https://w3w.co/venturing.contemplate.however

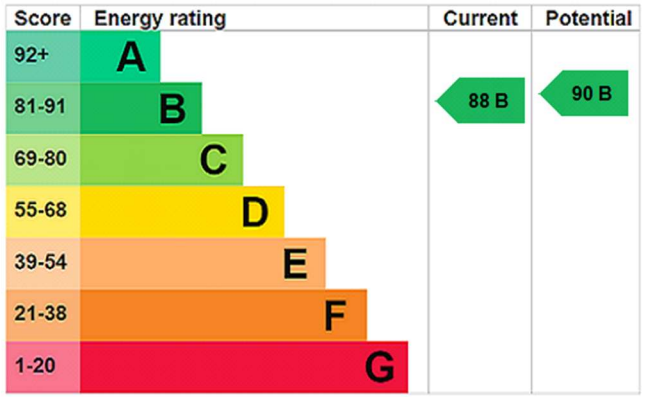
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We are here to help you find and buy your new home...

105-106 Boutport Street
Barnstaple
Devon
EX31 1SY
Tel: 01271 371 234
Email: barnstaple@boppproperty.com



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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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