Bond Oxborough Phillips

Changing Lifestyles

1 Ora Close
Croyde
Braunton
Devon
EX33 1NJ

Offers In Excess Of: £1,000,000
Freehold







01271 371 234
barnstaple@boppproperty.com

1 Ora Close, Croyde, Braunton, Devon, EX33 1NJ

A SPACIOUS HOME WITH COASTAL VIEWS, PRIVATE GARDENS, AN OUTDOOR POOL, GARAGE & PARKING

- 4 double Bedrooms (including a lower ground floor Bedroom with its own En-suite Shower Room)
- Kitchen / Dining Room with patio doors opening onto the rear garden
- Utility Room, Cloakroom & 4-piece Bathroom
- Living Room with patio doors opening onto the sun terrace
- Countryside & distant coastal views
- Private wrap-around gardens extending to approximately 0.2 acre
- Outdoor swimming pool, extensive parking & Garage
- Scope for modernisation











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Occupying a plot of approximately 0.2 acres in the sought-after coastal village of Croyde, this spacious 4 Bedroom split-level home enjoys delightful views over its gardens towards the surrounding countryside and coastline, with 2 bedrooms looking towards Baggy Point. Wrap-around gardens, a private outdoor swimming pool, extensive driveway parking and a garage combine to make this a particularly appealing home with plenty of scope to make your own. Requiring some modernisation, the property offers generously proportioned accommodation with a flexible layout, including a lower ground floor Bedroom with its own En-suite Shower Room. An air source heat pump system, solar panels and a wood-burning stove complement the accommodation.

An Entrance Porch opens into a spacious Reception Hall providing access to the principal rooms. A Cloakroom is fitted with a close-coupled WC and wash hand basin.

The dual-aspect Kitchen / Dining Room provides a sociable space for everyday living with ample room for a dining table and chairs, alongside a central island with storage beneath. The kitchen incorporates a range of storage units, a stainless steel 1.5 bowl sink, a double eye-level electric oven and plumbing for a dishwasher. Sliding patio doors open onto the rear garden connecting the dining space with the outdoors. An adjoining Utility Room offers further storage and worktop space, incorporating a sink with plumbing for a washing machine beneath together with space for a tumble dryer and fridge / freezer. A door provides convenient access to the garden.

The generous dual-aspect Living Room is a particular highlight enjoying charming outlooks across the gardens towards the countryside and coast in the distance. There is ample space for sizeable furniture while a wood-burning stove creates an inviting focal point. An internal feature window overlooks the kitchen and sliding patio doors lead onto a substantial sun terrace, providing a lovely setting for relaxing or entertaining.

Three generously proportioned double Bedrooms occupy the ground floor, served by a Family Bathroom fitted with a 4-piece suite. Two of the bedrooms face west and enjoy views towards Baggy Point.

On the lower ground floor, a further double Bedroom benefits from a 3-piece En-suite Shower Room. Its position within the house offers flexibility for visiting family or a dependent relative, with potential for guest accommodation, subject to any necessary consents.

Outside, the wrap-around gardens enjoy a high degree of privacy and provide a variety of spaces in which to relax and entertain. Lawned areas are complemented by an array of flowers and shrubs, a wooden summerhouse and a paved seating area ideal for summer barbecues. The outdoor swimming pool adds a distinctive feature to this coastal home while the substantial sun terrace provides further space to enjoy the setting. To the front, a generous driveway provides off-road parking for numerous vehicles and access to the Garage which also benefits from a pedestrian side door. Beneath the property, a useful storage area houses the associated solar panel equipment.

Offering space, versatility and an opportunity to update to individual tastes, this distinctive home will appeal to buyers seeking generous gardens, coastal views and flexible accommodation in Croyde.

Agents Note

We are advised that the internal cracking in the Kitchen / Dining Room was surveyed in 2026 and was assessed as decorative, attributable to natural movement within the property over the years.

Council Tax Band

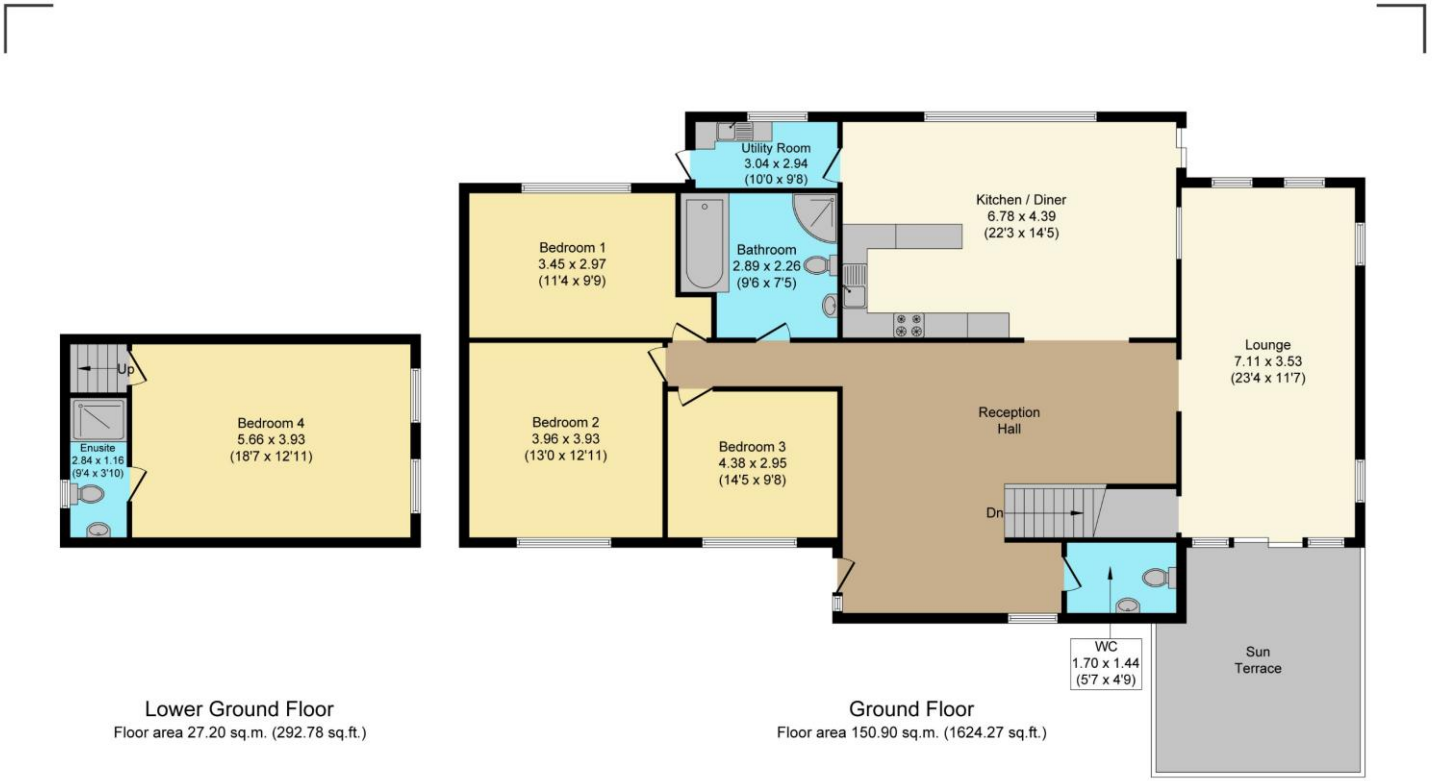
E - North Devon Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

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Lower Ground Floor
Floor area 27.20 sq.m. (292.78 sq.ft.)

Ground Floor
Floor area 150.90 sq.m. (1624.27 sq.ft.)

Total floor area: 178.10 sq.m. (1917.05 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

A short stroll from the fantastic surfing beach at Croyde and the village with fashionable pubs and restaurants, shops and a post office. There are many scenic walks in the area including Baggy Point with sea and coastal views - perfect for bird watching, you might even spot the odd seal. Putsborough and Woolacombe are also close to hand.

Braunton 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/partly.swept.headset

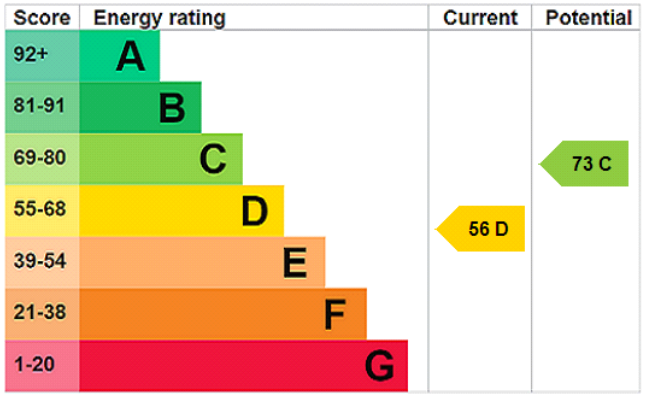
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We are here to help you find and buy your new home...

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If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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

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for a free conveyancing quote and mortgage advice.

