



Bond
Oxborough
Phillips

Changing Lifestyles

57 Wrafton
Braunton
Devon
EX33 2DN

Guide Price: £350,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

57 Wrafton, Braunton, Devon, EX33 2DN

A SPACIOUS VICTORIAN PROPERTY FULL OF CHARACTER



- 3-4 Bedrooms
- Living Room with coal effect gas fire & stone surround
- Dining Room - ideal for entertaining or family meals
- Kitchen / Breakfast Room - a great social hub
 - Utility Room
 - 3-piece modern Family Shower Room
- Private, south-facing rear garden - a true highlight
- Well-positioned on the fringes of Braunton
- This home is ready to move into yet still leaves room for a buyer to put their own stamp on it



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Overview

After 35 wonderful years, the current owners are ready to downsize, offering a rare opportunity to make this cherished home your own. Warm, welcoming and full of character, this spacious Victorian property is perfect for families or couples looking for a home that offers both comfort and potential.

Well-positioned on the fringes of Branton, this double-fronted period home has many features. Inside, the layout is both practical and flexible with 2 well-proportioned Reception Rooms each with charming period features. The Living Room includes a feature coal effect gas fire with a stone surround, while the Dining Room benefits from arched recesses with built-in storage - ideal for entertaining or family meals.

The Kitchen / Breakfast Room is a great social hub, offering ample space, a tiled floor for easy maintenance and is ready for busy mornings and leisurely weekend brunches, with door and window leading directly to the rear garden. A long Utility Room adds valuable storage and offers scope to be incorporated into the living area, should additional space be desired.

Upstairs, there are 3 generous Bedrooms (the third having originally been 2 rooms - meaning it could easily be returned to its original 4 Bedroom layout with minimal work). Bedrooms 1 and 2 have ample amounts of fitted storage. The 3-piece modern Family Shower Room completes this floor.

Outside, the private south-facing rear garden is a true highlight. Offering a great mix of lawn, patio and decked seating areas, it's perfect for relaxing, entertaining or al-fresco dining. Mature shrubs and bushes border the garden with fenced boundaries and a well-cared for vegetable patch can be found to the rear with a garden shed and outside water supply.

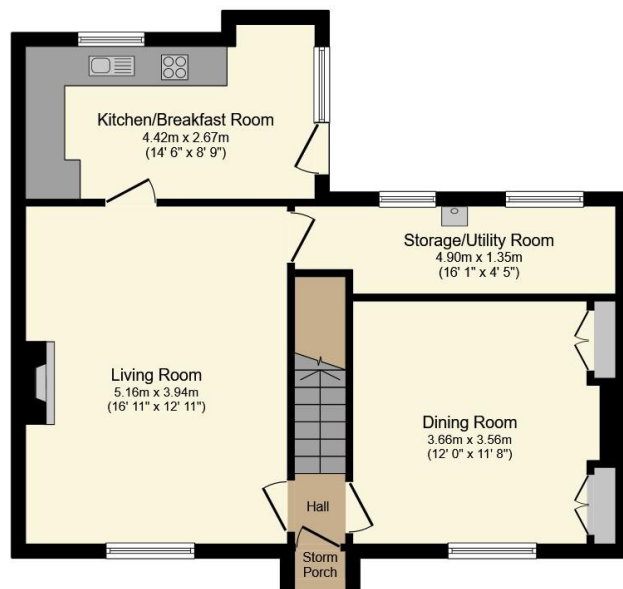
This home is ready to move into yet still leaves room for a buyer to put their own stamp on it.

Agent Note

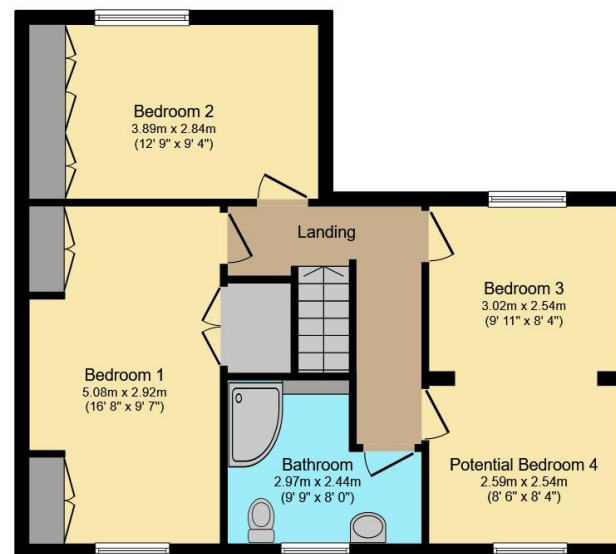
The property was re-roofed in 2023.

Council Tax Band

C - North Devon Council



Ground Floor
Floor area 58.0 sq.m. (624 sq.ft.)



First Floor
Floor area 58.6 sq.m. (631 sq.ft.)

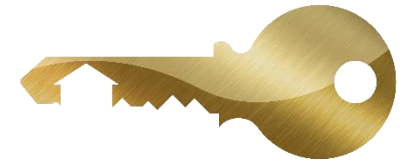
Total floor area: 116.6 sq.m. (1,255 sq.ft.)

This floor plan is for illustrative purposes 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 cannot 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/clattered.spines.offline>

Proceed on the A361 to Braunton from Barnstaple. Go straight over both roundabouts. Upon entering Wrafton, continue for a short distance coming alongside the Williams Arms Public House on your right hand side. Take the left hand turning immediately opposite to where the property will be located a short distance along the road on your left hand side. Parking can be found on the road.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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

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Please do not hesitate to contact
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

