



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

25 Wrafton Road  
Braunton  
Devon  
EX33 2BT

**Offers in excess of: £800,000**  
**Freehold**



**Changing Lifestyles**

**01271 371 234**  
**[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)**



25 Wrafton Road, Braunton, Devon, EX33 2BT



A RARE & EXCITING OPPORTUNITY FOR REDEVELOPMENT OR REINSTATEMENT AS A CARE FACILITY

- Character property with spacious interiors offering flexibility for reconfiguration & refurbishment
  - Approved planning for 3 detached dwellings & 2 residential units
    - Suitable for reinstatement as a care facility
- Ample outdoor space, including garden areas & off-road parking, perfect for landscaping
- Centrally situated in Braunton with excellent access to amenities & transport links
  - Just a short drive from Croyde, Saunton Sands & Woolacombe, renowned for their stunning beaches & vibrant surf culture
- A rare chance to develop or repurpose a substantial property in a highly desirable area with increasing demand



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## Overview

**Situated in the heart of Braunton, one of North Devon's most desirable and vibrant villages, this substantial property offers a rare and exciting opportunity for redevelopment or reinstatement as a care facility. Set within a thriving community, renowned for its charm and sought after location, 25 Wrafton Road provides exceptional potential for a variety of uses, appealing to both developers and investors alike.**

**The property has secured full planning permission for partial demolition of the existing building, enabling the creation of 3 x detached residential dwellings alongside the conversion of the retained portion into 2 additional residential units. This planning approval presents a significant opportunity for those looking to capitalise on the growing demand for high quality housing in this ever-popular area. Alternatively, the property retains its flexibility to be reinstated as a care home, offering an ideal option for those interested in providing essential care services to the local community.**

**Positioned in the heart of Braunton, this property benefits from its proximity to a wide array of local amenities. The village, itself, is highly sought after, boasting a welcoming atmosphere with an abundance of independent shops, cafes, and restaurants that contribute to its charm. As the gateway to North Devon's stunning coastline, Braunton is perfectly situated for those looking to enjoy both the convenience of village living and the beauty of nearby coastal attractions.**

**A short drive from the property leads to the picturesque village of Croyde, celebrated for its golden beaches, rolling sand dunes, and vibrant surf culture. Other nearby coastal gems include Saunton Sands and Woolacombe, both offering unparalleled opportunities for outdoor activities such as surfing, paddleboarding, and scenic coastal walks along the South West Coast Path. The combination of Braunton's vibrant community and its access to North Devon's natural beauty makes this property's location truly exceptional.**

**The property, itself, offers a spacious and versatile layout, providing ample opportunity for modern reconfiguration. The generous plot includes garden space and off-road parking, further enhancing its appeal to potential buyers or residents. For developers, the approved plans provide a clear pathway to creating stylish, contemporary homes, while care providers may see the potential to revive the existing structure as a valuable community resource.**

**This is a truly unique opportunity to acquire a prominent site in one of North Devon's most sought after locations. Whether your vision is to create high quality residential properties or restore the property to its original use as a care facility, Wrafton Road is brimming with potential. Viewings are strongly encouraged to fully appreciate the scale and scope of this exciting opportunity.**

### Planning Application Details

Application Number: 75397 - North Devon Council

### Council Tax Band

F - North Devon Council





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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/startles.dance.infringe>

Proceed on the A361 to Braunton from Barnstaple. Go straight over both roundabouts. Upon entering Wrafton, turn right onto Wrafton Road and continue along this road passing the Williams Arms Public House on your left hand side. Continue for approximately 300m to where the property will be located on your left hand side with a For Sale board clearly displayed. An agent will meet you at the property with gates opened and parking available on-site.

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.

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 available 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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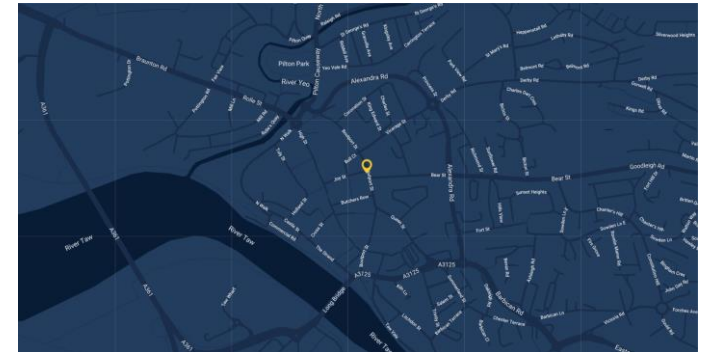
## Have a property to sell or let?

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  
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