



turners

Hilltop Frog Lane, Braunton, EX33 1BB

Asking Price £600,000





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Braunton, EX33 1BB

Turners are proud to bring to market this impressive four bedroom detached house, built to the highest of standards by the current owner. Position on a spacious, elevated plot, this property boasts uninterrupted views of Braunton and the surrounding countryside. With expansive wrap around gardens and an abundance of off road parking including a detached double garage. Internally, this delightful family home offers four large double bedrooms, two reception rooms and has a south easterly facing balcony, a sun trap during the long summer days.

With its bespoke design and prime location, this property presents a rare chance to own a home that's truly one-of-a-kind.

Braunton is well known for its passionate community spirit and is rumored to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The bustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

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Living Room - 16'1" x 15'2" (4.90m x 4.62m):

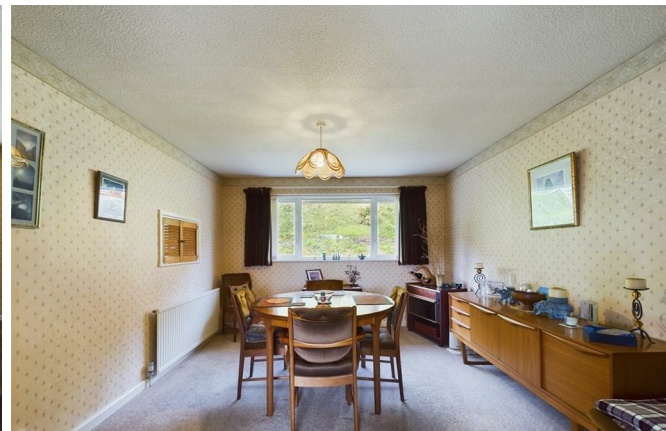
A charming room with mid-century modern touches. A spacious front-facing window captures panoramic views of Braunton, while the focal point remains a stone feature fireplace, anchoring the room with warmth and character.

Dining Room - 13'1" x 11'1" (3.99m x 3.38m):

This dining room offers ample space for a family-sized dining table, complemented by rear-facing windows that overlook the garden. It is conveniently separated from the living area by sliding doors, allowing for distinct yet interconnected spaces within the home.

Kitchen - 8'9" x 12'11" (2.67m x 3.94m):

This kitchen boasts ample space and the potential for modernisation to individual taste. Abundant work surfaces and cabinets, including both floor and eye-level units, provide plenty of storage and functionality. For added efficiency, there's a separate utility room to accommodate all necessary white goods, keeping the kitchen clutter-free and organized.





Utility Room - 6'2" x 7'3" (1.88m x 2.21m):

A laundry room with ample space for both the washer and dryer that gives access to the rear garden and patio area.

Pantry - 4'1" x 3'11" (1.24m x 1.19m):

Conveniently positioned adjacent to the kitchen, this practical pantry serves as a dedicated storage space for all essential kitchen supplies, ensuring easy access and organization within arm's reach.

Bedroom One - 13'3" x 15'4" (4.04m x 4.67m):

The largest of the four bedrooms, conveniently situated on the ground floor, offering ample space to accommodate a super king-size bed and additional bedroom furnishings with ease. The room presents the opportunity for modernisation.

Dressing Room - 5'1" x 10'8" (1.55m x 3.25m):

A large walk in dressing room, a fantastic addition to the primary bedroom.

Bedroom Two - 9'7" x 11'0" (2.92m x 3.35m):

This double bedroom boasts a built-in wardrobe space, providing convenient storage solutions featuring side aspect double glazed windows.

Bedroom Three - 12'9" x 8'11" (3.89m x 2.72m):

A spacious double bedroom featuring side aspect windows with ample space to incorporate all bedroom furnishings and accessories.

Bedroom Four - 11'0" x 9'7" (3.35m x 2.92m):

No photographs have been captured of this room, yet it will be fully unveiled during viewings. Presently, the owners have configured it as a home office, though it offers effortless potential for transformation into a fourth double bedroom boasting views of the rear and side gardens.

Bathroom - 5'10" x 9'8" (1.78m x 2.95m):

A stylish family bathroom with fully tiled walls and a modern four piece suite comprising of: A walk in shower cubicle with electric shower, an enclosed bath, low level toilet and pedestal hand wash basin.





WC - 3'4" x 5'2" (1.02m x 1.57m)

On the first floor, you'll find a bright and functional WC equipped with a toilet and basin.

Balcony - 4'0" x 23'3" (1.22m x 7.09m)

With its elevated vantage point, this balcony is ideally positioned to offer breath-taking panoramic views of Braunton and the picturesque countryside beyond.

Double Garage:

A detached double garage perfect for car parking and additional storage, accessed via a winding driveway.

Outside:

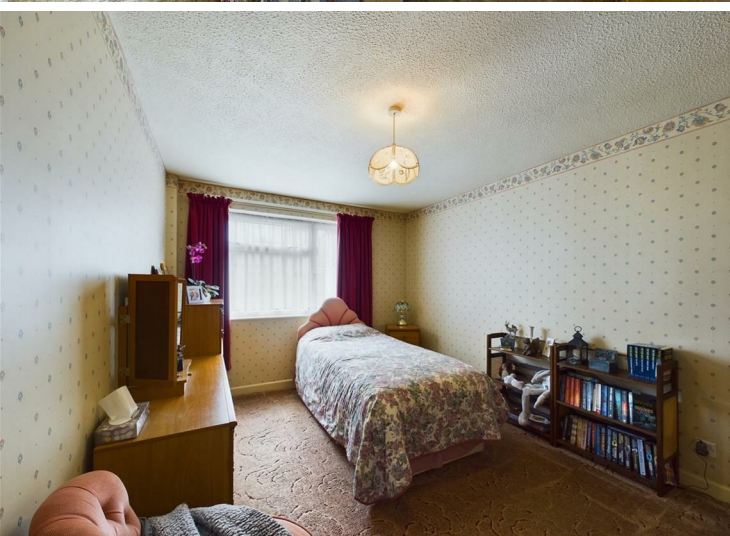
At the front of the house the mature shrubbery and plants line the perimeter providing privacy with a spacious patio. At the rear the garden expands across the width of the house, offering breathtaking views of Braunton from its elevated position. The recently built decked patio on the side of the house provides the perfect spot for al fresco dining or enjoying the sunset whilst the foliage and plants throughout the garden create a haven for wildlife.

Agents Notes:

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

Directions:

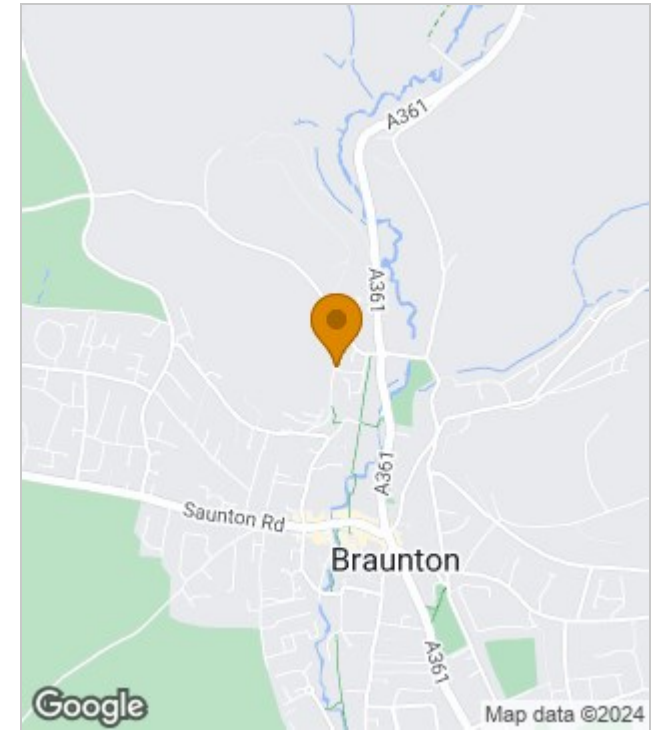
From our office turn left onto Caen Street and take the next right onto North Street, continue along this road before taking a sharp left onto Rock Hill and take the next right onto West Hill Lane. Continue along this road where the property can be found at the end of the road on the left hand side.



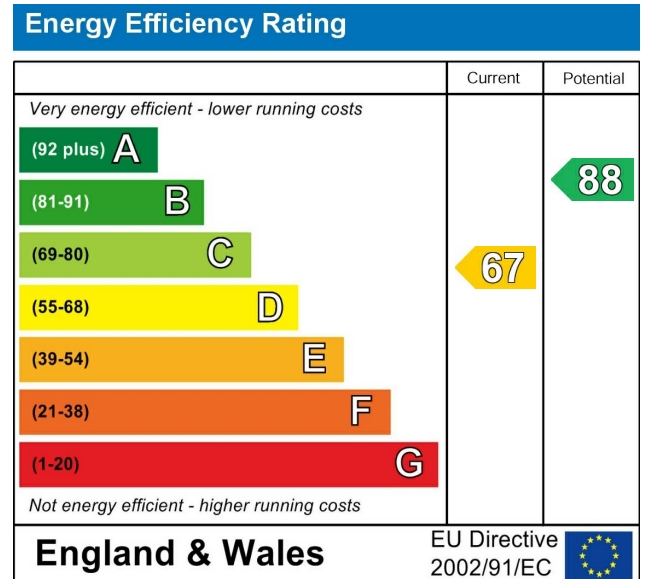
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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