



TOTAL FLOOR AREA : 4269 sq.ft. (396.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Spacious Residence In Superior Location

High Tide Higher Park Road, Branton, Devon, EX33 2LG

Asking Price

£1,250,000

- High Quality Family Home
- Family Room & Gym, Cloakroom
- Garage and Ample Parking
- 6 Bedrooms, 5 Bathrooms
- Office, TV Room, Utility Room
- Huge Sun Deck & Gardens
- Superb Kitch/Dining/Living Space
- Lift For Assisted Living Requirement
- First Class Location & Open View

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for free!**

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or email branton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Main Entrance Hall & LIFT

7.65 x 2.25 (25'1" x 7'4")

Family Room

5.84 x 3.40 (19'1" x 11'1")

Gym

4.66 x 3.83 (15'3" x 12'6")

GROUND FLOOR

Entrance Hall

Good sized Cloakroom

Useful Boiler Room

Living Area

7.66m x 6.24m (25'1" x 20'5")

Kitchen Area

4.40m x 3.50m (14'5" x 11'5")

Utility Room

2.94m x 1.93m (9'7" x 6'3")

Study/TV Room

4.5m x 3.02m (14'9" x 9'10")

FIRST FLOOR LANDING

Master Bedroom Bath & En Suite Shower

6.26m x 4.06m (20'6" x 13'3")

En Suite Dressing Room

3.12m x 3.09m (10'2" x 10'1")

Guest Room En Suite Shower Room

7.73m x 3.03m (25'4" x 9'11")

Bedroom 3 & En Suite Shower Room

3.5m x 3.5m (11'5" x 11'5")

2nd FLOOR LANDING with Apex Window

Bedroom 4

4.62m x 4.22m (15'1" x 13'10")

Bedroom 5

3.93m x 5.40m (12'10" x 17'8")

Store Room

3.57m x 2.15m (11'8" x 7'0")

Bedroom 6

4.38m x 2.90m (14'4" x 9'6")

4 Piece Family Bathroom

Garage

Offering over 4,000 sq.ft. of exceptional accommodation, 'High Tide' is one of only a few homes which effortlessly delivers everything one can want in a lifestyle family home. Arranged over 4 levels with a wonderful entertaining/ sun deck, the 6 bedroom & 5 bathroom accommodation HAS TO BE VIEWED to really appreciate what the house truly has to offer.

Constructed in 2017, the present owners have made some very thoughtful improvements to make this a home with veristility and flexibility. The addition of a lift from the lower ground to the upper ground floor level, gives those with limited movement easy access through the house. Dependant relatives can be looked after with ease whilst giving them real independence.

The very well proportioned accommodation flows exceptionally well and is sure to appeal to those looking for light and space; both qualities are in abundance here. The large entrance hall affirms this. With plenty of space to 'de- boot' and use the stairs or lift to upstairs, there is also access to the long garage and to the family room. This has engineered oak flooring and sliding doors to the level front lawn garden. The room opens to the gym which could be used as a home office or a bedroom for dependent relative.

The upper ground floor has its own hall, generous cloakroom and boiler room. There is access out to the rear of the house where there are steps up to the raised lawned garden. The TV room/ study is to the rear of the house, together with a useful utility room. However, the main hub of the house is the fabulous open plan kitchen/breakfast/ dining/ living room. Light oak work surfaces and units provide excellent space with integral fridge & freezer, hob. This remarkable space really delivers what is needed to be able to describe it as 'awesome'. Engineered oak flooring with under heating provides a cosy warmth in the winter, while the full tri - folding doors to the sun deck, brings the outside to the indoors during the summer months. This huge, south facing sun deck means you only need to use this and the kitchen/living area of the house for most of the day. It is a brilliant entertaining space which flows effortlessly from inside to out. Bi fold doors are also to the kitchen area to the sun deck. The decking is of easy to maintain and long lasting composite with glass and stainless steel balustrading. It is essential to see the views at first hand to fully appreciate them.

To the 2nd floor is a spacious main bedroom suite. The bedroom has a bath and Juliette balcony with super views. The en suite shower room has an adjoining and large dressing room. There are 2 further en suite bedrooms to this floor. The 2nd floor mezzanine landing has a full height, apex widow and a large 4 piece family bathroom. The guest bedroom has an en suite and there are 2 further bedrooms, 1 with a large walk in store room.

Services

Mains Water, Electric & Gas
Private Drainage With Next Door

Council Tax band

G

EPC Rating

B

Tenure

Freehold

Viewing

Strictly by appointment through
Phillips, Smith & Dunn Branton
branch on
01271 814114



Higher Park Road is a highly sought after area; being, perhaps, the regions' most prestigious residential location. Comprising individual homes of distinction, they sit within their private gardens enjoying the peace and tranquil setting that Higher Park Road effortlessly allows. Indeed, 'High Tide' itself enjoys a wonderful outlook through to the coast, whilst surrounding trees give it a real feel of country living.

Branton is considered one of the largest villages in the country and caters well for its inhabitants. There is an excellent rage of amenities including primary and secondary schools, medical centre, supermarkets, pubs, churches and a good number of local shops and stores. The village enjoys a good location for easy access to the sanding beaches at Croyde and Saunton which are approximately 3 & 5 miles to the west. At Saunton there is the renowned golf club which boasts two championship courses.

Barnstaple, the reginal centre of north Devon, is approximately 5 miles to the east and here a wider range of amenities can be found. Out of town shopping at Roundswell offers a wide choice of superstores, whilst there is covered shopping at Green Lanes to the town centre. Social facilities include the new North Devon Leisure Centre, Tarka Tennis Centre, The Queens Theatre and a cinema.

Access to the M5 Motorway is via the upgraded North Devon Link Road to junction 27 at Tiverton. The Tarka train line runs down to Exeter in the south and this connects to the main line to London Paddington.

