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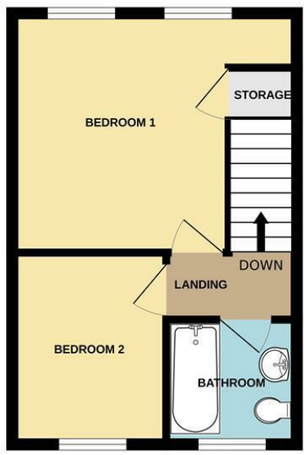
GROUND FLOOR

1ST FLOOR




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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## Directions

From Barnstaple proceed along the A361 to Braunton. Continue to the very centre of the village and at the crossroads turn left signposted to Croyde and Saunton. Continue along this road for approximately 4 miles and continue to the village of Croyde. Pass Downend and proceed ahead and take the first turning on the right after Langsfield into Ora Stone Park, continue ahead proceeding up the hill where the property will then be found after a short distance on the left hand side.

**Looking to sell? Let us value your property for free!**

Call 01271 814114

or email braunton@phillipsland.com

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## A Well Presented 2 Bedroom Home Within Walking Distance To The Beach

Guide Price

**£385,000**

7 Ora Stone Park, Croyde, Braunton, EX33 1PZ

- Modern 2 Bedroom Home
- Walking Distance To Croyde Beach
- Ideal Porch & Storage
- Off Road Parking
- Electric Heating
- Good Sized Kitchen/Diner
- Rear Low Maintenance Garden
- Useful Studio & Store
- EPC: D

Situated in a quiet cul-de-sac within one of North Devon's most desirable coastal villages, 7 Ora Stone Park is a beautifully presented two-bedroom home, ideally positioned within walking distance to Croyde Beach. The property enjoys a peaceful setting whilst remaining conveniently close to the village amenities, stunning coastline, and scenic countryside walks that make Croyde such a sought-after destination.

Upon entering, you are welcomed by a useful entrance porch, providing practical storage space for coats, shoes and everyday essentials, before stepping into the bright and spacious living room. Filled with natural light, this inviting space flows seamlessly through an attractive open archway into the kitchen/dining room, creating an excellent layout for both everyday living and entertaining. The kitchen offers a range of fitted units and generous worktop space, together with a built-in oven and space for both a washing machine and dishwasher whilst benefitting from a space for a dining table and chairs.

To the first floor are two well-proportioned bedrooms, including a spacious master bedroom benefiting from useful built-in storage. Completing the accommodation is a family bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property boasts a charming enclosed patio garden, perfect for relaxing with a morning coffee or enjoying al fresco dining during the warmer months. A particular feature is the detached studio, currently utilised as a pottery workshop, offering excellent versatility as a home office, creative space or hobby room. The former garage has been thoughtfully divided, retaining a useful storage area alongside the studio.

Offering a wonderful blend of coastal living, practicality and versatility, this delightful home is perfectly suited as a permanent residence, holiday retreat or investment opportunity in one of North Devon's most iconic seaside locations.

## Services

Mains Water, Drainage & Electric Heating

## Council Tax band

C

## EPC Rating

D

## Tenure

Freehold

**Entrance Porch**

**Living Room**
4.26 x 3.56 (13'11" x 11'8")

**Kitchen/Diner**
4.25 x 2.85 (13'11" x 9'4")

**Bedroom 1**
4.26 max x 3.56 max (13'11" max x 11'8" max )

**Bedroom 2**
2.93 x 2.28 (9'7" x 7'5")

**Family Bathroom**
1.89 x 1.82 (6'2" x 5'11")

**Studio**
2.70 x 2.52 (8'10" x 8'3")

**Store**
2.70 x 2.22 (8'10" x 7'3")

**Off Road Parking**

Ora Stone Park is a very sought after cul-de-sac of similar style modern houses which are always in very good demand and within level walking distance to the beach and village centre. Croyde has an excellent reputation for summer holidays and is extremely lively through the summer period. There are attractive thatched cottages, restaurants/pubs and a regular bus service to Braunton, approximately 5 miles to the East. The delightful sandy beach is a haven for the surfer and water sport enthusiasts. Therefore this would make an excellent holiday home which can tap into the lucrative holiday business. Braunton offers a wider range of shopping facilities, there is a bus service which continues to Barnstaple approximately 10 miles from Croyde. There is access to the North Devon link road which provides a convenient route to the M5 motorway.