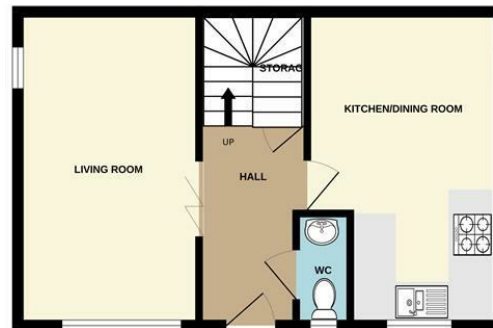
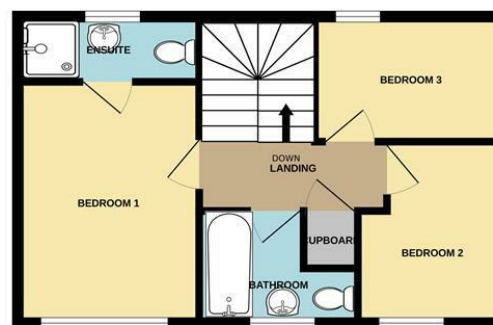


GROUND FLOOR



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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## A Well Positioned, 3 Bedroom Detached Home

3 Cross Farm Chapel Street, Braunton, Devon, EX33 1FD

Guide Price

**£339,950**

- 3 Bedroom Detached Home
- Cul-De-Sac Position
- Ideal Family Home Or Investment Property
- NO ONWARD CHAIN
- Short Drive To Golden Sandy Beaches
- Close To Local Amenities
- Short Walk To Village Centre
- Designated Parking Space
- EPC: C

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## Room list:

### Entrance Hall

### Downstairs WC

1.75 x 0.85 (5'8" x 2'9")

### Kitchen/Dining Room

4.88 max x 2.99 max (16'0" max x 9'9" max)

### Living Room

4.87 x 2.82 (15'11" x 9'3")

### Bedroom 1

3.73 x 2.84 (12'2" x 9'3")

### Bedroom 1 Ensuite

2.83 x 1.00 (9'3" x 3'3")

### Bedroom 2

2.82 max x 2.36 max (9'3" max x 7'8" max)

### Bedroom 3

3.00 x 1.93 (9'10" x 6'3")

### Bathroom

2.47 max x 1.76 max (8'1" max x 5'9" max )

### Designated Parking Space

### Short Walk To The Village Centre



Welcome to 3 Cross Farm, an attractive three-bedroom detached home, quietly positioned in a small cul-de-sac within easy walking distance of Branton village centre. The property benefits from a dedicated parking space and forms part of the sought-after Cross Farm development, just off Chapel Street, offering both convenience and a pleasant residential setting. Branton itself provides an excellent range of amenities, including local shops, supermarkets, a community centre, medical centre, primary and secondary schools, churches, and a varied selection of pubs and restaurants.

The accommodation is well arranged and begins with a spacious entrance hallway, featuring a useful under-stairs cupboard providing ample storage for coats, shoes and household items. From the hallway there is a convenient downstairs WC. To one side of the property is a generously sized kitchen/diner, well equipped with an inset double oven, gas hob, 1.5 bowl sink with swan-neck tap, along with plentiful worktop and storage space. To the opposite side is a good-sized, double-aspect living room, offering a bright and comfortable living space.

On the first floor are three well-proportioned double bedrooms, with the main bedroom benefiting from an en-suite shower room. The accommodation is completed by a bright and well-appointed family bathroom fitted with a white three-piece suite.

Externally, the property enjoys a delightful, enclosed, south-facing L-shaped garden, ideal for families, pets or outdoor entertaining.

Overall, 3 Cross Farm represents an ideal home for a family looking to settle in Branton. An added bonus is that the property is offered for sale with no onward chain, and an internal viewing is highly recommended to fully appreciate all that this home has to offer.

## Services

All mains connected

## Council Tax band

D

## EPC Rating

C

## Tenure

Freehold

