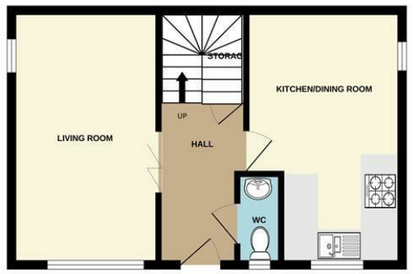
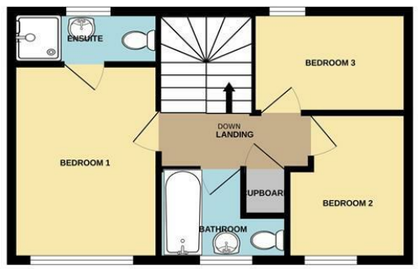
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

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.
Made with Metropix ©2026

Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the centre of Braunton village and at the traffic lights turn left signposted to Croyde. Then take the third turning on the left into Chapel Street then an immediate right into Cross Farm and number 3 will be the last property on your far right.

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

Call 01271 814114

or email braunton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.

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

Welcome to 3 Cross Farm, an attractive three-bedroom detached home, quietly positioned in a small cul-de-sac within easy walking distance of Braunton 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. Braunton 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 Braunton. 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

With easy access to the sandy beaches at Croyde and Saunton, which are less than 5 miles away, these superb beaches are renowned for their excellent surfing & water sport facilities and an ideal place to spend time on a hot summer's day. Also close by is Braunton Burrows, a UNESCO Biosphere Reserve, and one of the largest sand dune systems in the country. Here, there are many square miles of superb dog walks, and a walker can enjoy the flora and fauna in the area.

Braunton is considered one of the largest villages in the country and is well positioned for easy access to the coast and also to Barnstaple, the regional centre of North Devon, which is approximately 3 miles to the southeast. Here can be found a wider range of shopping and social amenities. From Barnstaple, there is access onto the North Devon Link Road, which provides a direct link to the M5 motorway at junction 27. There is also the Tarka Train Line to Exeter in the south, which picks up the direct line to London.

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