

STAGS

Long Meadow







Long Meadow, Boode Road

Braunton, Devon, EX33 2NW

Braunton village - a healthy walk. Saunton Golf Club & Beach - 10 minutes. Barnstaple - 15 minutes

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A beautifully presented detached chalet-style residence, enjoying far-reaching views across the burrows & out to sea, yet within walking distance of village amenities

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- Gardens of around 0.5 acres
- 5 Bedrooms & 3 Bathrooms
- Edge of village location
- Great views
- Freehold
- Positive pre app for separate dwelling in garden
- Versatile & spacious accommodation
- Private position
- Rare opportunity
- Council Tax Band F

Guide Price £1,100,000

Stags Barnstaple

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@StagsProperty

SITUATION & AMENITIES

On the semi-rural outskirts of the village, fronting a sought-after residential road, backing onto a large scenic pasture land and with views from the first floor over Braunton village towards the estuary and coast. At the same time, the property is within a healthy walking distance of Braunton village, which offers a good range of shopping facilities and amenities, providing for day-to-day needs, as well as a Tesco supermarket and both primary and secondary schools. The village is also ideally placed for easy access to the sandy surfing beaches at Croyde, Putsborough, Saunton (also with a Championship Golf Course) and Woolacombe, which are approximately 5 miles to the West. Barnstaple the regional centre of North Devon is approximately 6 miles to the South East and houses the area's main business, commercial, leisure and shopping venues. The town is also well known for its exclusive range of outlets, including all of the high street favourites, as well as a diverse selection of local stores. Other notable facilities include the Pannier Market, live theatre and North Devon District Hospital on the periphery of the town. Fishing and boating can be enjoyed on the Rivers Taw and Torridge. Exmoor is within easy reach to the North East and there is access at Barnstaple to the North Devon Link Road, which leads through to Jct.27 of the M5, whilst Barnstaple Railway Station provides a link to the national railway system, as well as to Exeter. London Paddington can be reached via Tiverton Parkway in just over 2 hours. There are a number of well-regarded private schools in the area, including Kingsley at Bideford, West Buckland and Blundell's at Tiverton. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

Set in an elevated and wonderfully private position, this beautifully presented detached chalet-style residence enjoys far-reaching views across the burrows and out to sea, offering a rare blend of tranquility and convenience close to local amenities. Thoughtfully remodelled by the current owners, the property now delivers spacious, versatile living with a refined coastal feel, all wrapped within delightful gardens of approximately 0.5 acres, generous parking, and a garage. The setting is peaceful and secluded, yet perfectly placed for everyday living, while also having the added benefit of a positive pre application for a detached dwelling within the grounds under Planning Number ENQ/121/2026 which presents an exceptional opportunity for those seeking multi-generational living, investment potential, or a bespoke additional home. Full details are available from the Sole Selling Agent.













ACCOMMODATION

Bathed in natural light and framed by sweeping views of the burrows and the sea, this beautifully designed home opens with a welcoming entrance hall leading into a spacious kitchen/diner where sliding doors connect everyday living with the front patio as well as a log burner. The stylish kitchen is equipped with a range of units including a range stove and central island from here is access to the garden and the well-equipped utility room . The heart of the home is the breathtaking living room, a dramatic glass-fronted space with a woodburner and seamless flow to the raised garden terrace, perfect for slow mornings or sunset evenings. Practical touches include a WC. The two ground-floor double bedrooms make the home versatile and could suit dual occupation along with the family bathroom. Upstairs, a dual-aspect double bedroom captures the coastline in all its glory, another spacious double, and a stunning principal suite where distant sea views and a private ensuite create a peaceful retreat. The family shower room finishes off the accommodation.

OUTSIDE

Approached through private gates onto a smart gravelled driveway, the property is embraced by beautifully landscaped gardens that offer exceptional seclusion and a true sense of retreat, with generous parking and sweeping lawns framed by mature trees and established hedgerows. A charming stream winds through the grounds, bordered by thoughtfully planted shrubs and perennials, while gravel pathways meander towards the garage, greenhouse, and an elevated patio perfect for outdoor dining. The front of the house enjoys a raised terrace overlooking the gardens and open fields with a dedicated BBQ, with direct access to the kitchen/diner via sliding doors, creating a seamless indoor–outdoor flow. To the rear, practical storage sheds, currently used as log stores sit discreetly out of sight, all complemented by stylish outdoor lighting.

SERVICES

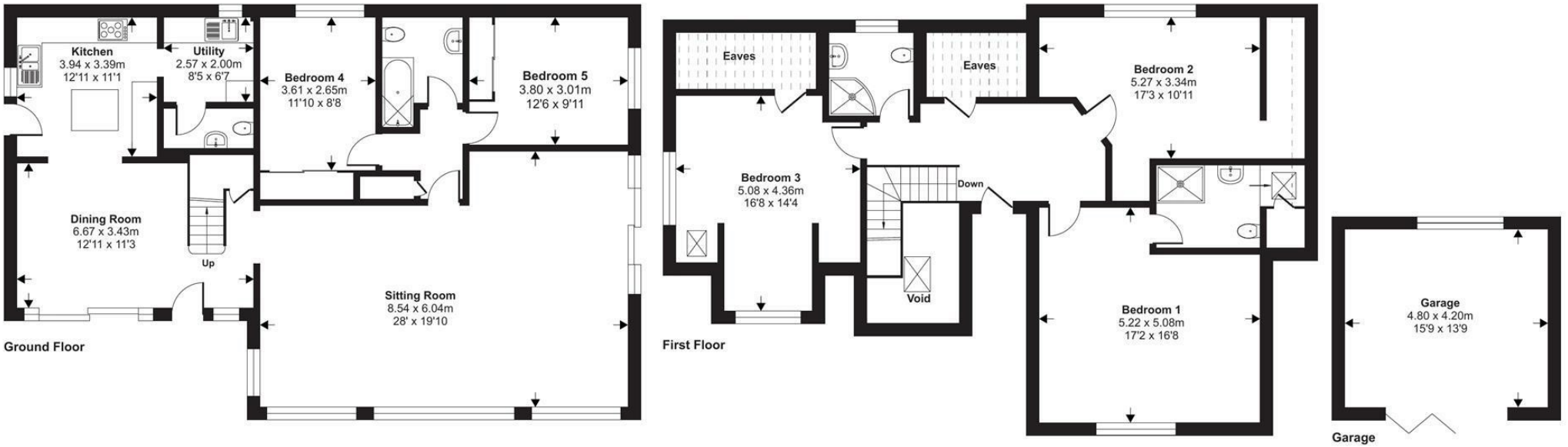
Mains electric, gas and water.
Private drainage.
Solar panels
EV Charging point

PLANNING PERMISSION

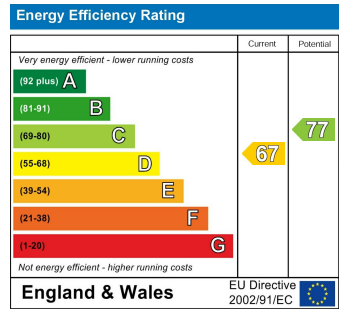
A pre application has been submitted by the owners, the response is positive and the feedback is that the generously sized plot is visually well contained. It is also noticeably larger than the neighbouring plots. A new dwelling could be accommodated in a way that broadly reflects the established building to plot ratio of adjacent properties. Subject to further assessment of any design proposals, the substantial size of the plot and the presence of mature boundary landscaping indicate that a dwelling could be introduced without causing undue impact on neighbour amenity. More information can be found under Planning Reference ENQ/121/2026 or please discuss with the office.

Approximate Area = 2238 sq ft / 207.9 sq m (excludes void)
Limited Use Area(s) = 125 sq ft / 11.6 sq m
Garage = 217 sq ft / 20.1 sq m
Total = 2580 sq ft / 239.6 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1450719



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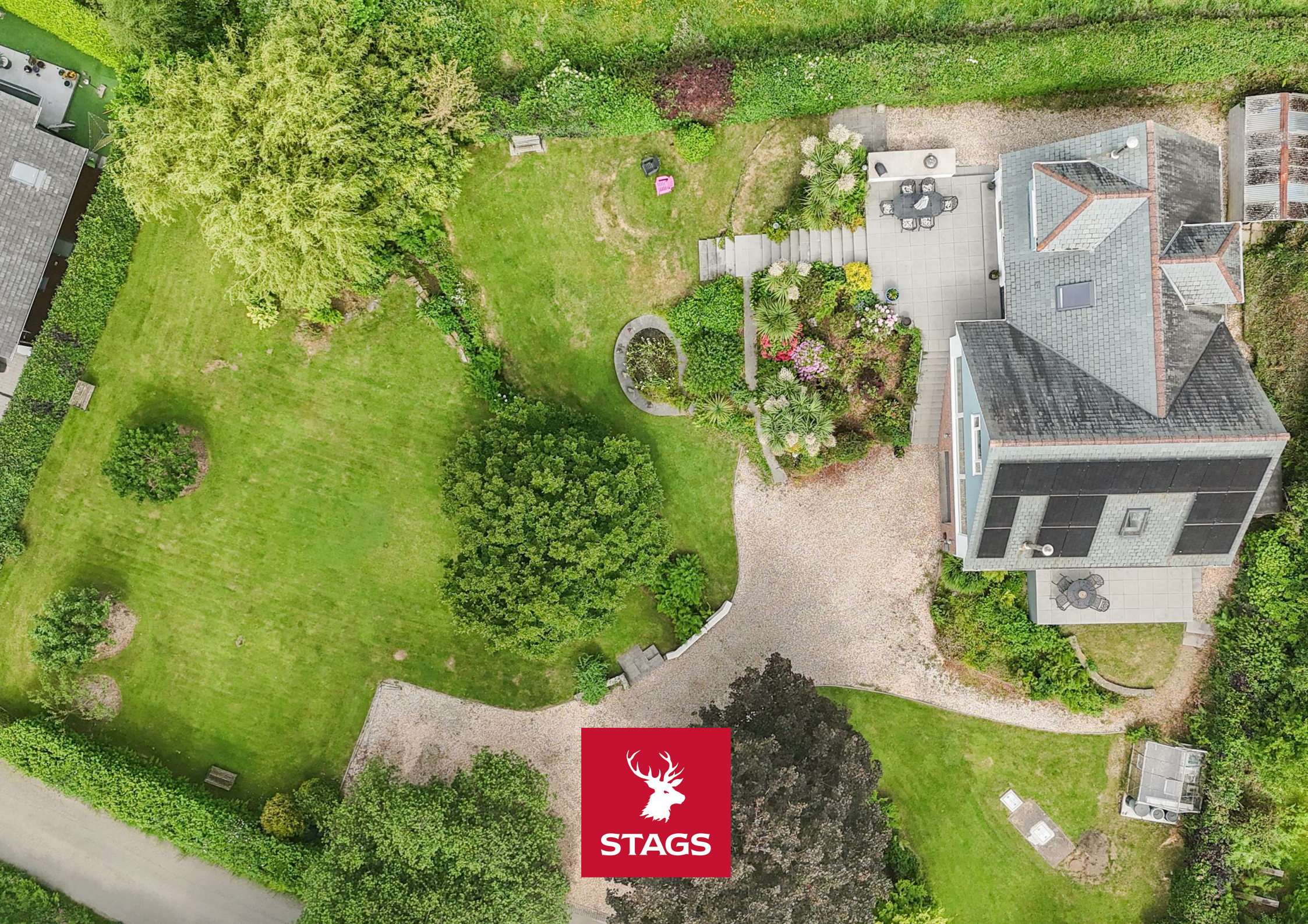
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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