



Ferndown

Devon

An impeccably designed coastal home,
presented to the highest specification, with
unrivalled views of Saunton Sands and dunes

Ferndown, Saunton, Braunton, Devon, EX33 1LG

Croyde 2 miles, Barnstaple 8 miles

Features:

Reception hall | Extensive open plan kitchen and living space
Office | Reception room | Utility room | Laundry room
Central pool and Jacuzzi | Two saunas | Gym | Games room
Cinema | Bar | Wine cellar | Five cloakrooms | Principal
bedroom suite with dressing room, en suite shower room and
terrace | Six additional double bedrooms, all with en suite
bath or shower rooms | Numerous exterior terraces | Gardens
Garage | Breathtaking views | SAP: TBC

About an acre in all





The property

Ferndown is a truly unrivalled waterside home with breath taking views over Saunton beach and dunes. The house provides over 13,000 sq. ft. of accommodation set over three floors, all with panoramic sea views. There is also approximately 5,000 sq. ft. of extra living space provided by external terraces which take full advantage of the views. All fixtures and fittings are of the highest quality and exacting specification and the buyer is able to customise many of the fittings according to their personal preference. Ferndown has a highly flexible layout, comprising nine large double bedrooms in total, all with high specification en suite bath or shower rooms. The two bedrooms in the western wing of the house, together with the rooms below, could also be used as annexe accommodation if desired. The property also features a stunning roof terrace accessed from the second floor which is perfect for sunset drinks or just taking in the magnitude of the burrows and surrounding landscape.

The entrance to the property is via a magnificent glass atrium or alternatively via a side entrance with a cloak/boot room for returning from muddy or sandy excursions. The main house has a completely open plan ground floor comprising a large kitchen, sitting area, dining room and bar area for pre-dinner drinks. This wonderful space benefits from floor to ceiling views looking across the beach, burrows and golf course with corner sliding glass doors that provide a seamless inside/outside space. There is also a snug/library area for those quiet moments and a TV room with an integrated 85 inch smart television. An office provides the perfect space to work from home and there is a preparation kitchen for occasions when an in-house chef is required.

Descending to the lower level, there is the most exquisite glass fronted wine cellar. The lower ground floor also comprises a hotel/leisure centre standard swimming pool complex. There is a 9m x 5m swimming pool which is 2.2m deep, plus a 20m lap pool at right angles for swimming lengths. The pools are complemented by two changing rooms, a sauna, steam room, treatment room, and a glass fronted gym overlooking the

burrows. This area opens out to a fabulous 12m x 10m outdoor terrace with an outdoor kitchen and spa Jacuzzi. The lower ground floor also houses an entertainment complex comprising a 9m x 7m cinema room, as well as a games room. This area could also be combined to create a fully sound-proofed party room. There is a central bar serving the swimming pool area, cinema and games room.

All bedrooms in the house are fitted with media facilities including smart televisions, Sonos music system and wifi boosters. Each is of an excellent size, easily accommodating super king size beds. All also have superbly-appointed en suite bath or shower rooms.

Outside

The house has a large private gated driveway with ample parking for numerous vehicles or a boat, as well as a double garage. A storage area provides space for bicycles, surf boards and other sporting equipment. Spacious exterior terraces provide the perfect space for enjoying the stunning views from the property. Ferndown occupies approximately an acre of land with direct access to Braunton Burrows via a path at the bottom of the rear garden. A footpath at the front of the house leads directly to the beach.

Location

Ferndown is situated in highly desirable Saunton, on a ridge overlooking the beach and flanked by Braunton Burrows, an Area of Outstanding Natural Beauty. Braunton Burrows provides approximately four square miles of undulating sand dunes with dog-friendly walking trails, backing onto Saunton Sands beach which can be easily reached on foot direct from the property. There are a range of facilities including a café, beach shop, surf hire shop, the renowned Saunton Sands Hotel and the highly regarded Saunton Golf Club which is thought of as one of the best links courses in the country. Croyde, approximately two miles away, is a very popular village and offers a more comprehensive selection of shops, a post office, three village pubs and a church. Croyde is also renowned for its glorious beach.



CGI



The North Devon Coast is arguably one of the most sought after waterside locations in the UK. This area of Devon is well-known for its rugged coastline, much of it owned and managed by The National Trust, which provides wonderful opportunities for long distance walking along the South West Coast Path. Just 11 miles away from Ferndown is the Exmoor National Park, with its many beauty spots and opportunities for walking and riding. As well as being a world class family beach, Saunton Sands, Putsborough and Croyde are also renowned for some of the best surf in the country. Backing onto the Atlantic, a good swell can produce line after line of beautiful long slow rollers that prove to be an irresistible draw for long boarders from all over the country. In addition to surfing there are many other sporting activities that take place on the North Devon beaches; kitesurfing, kayaking and paddle boarding to name a few.

Barnstaple, approximately 8 miles away, is the regional retail and commercial centre with an exclusive range of outlets including all the High Street favourites as well as a diverse selection of

local stores. Barnstaple's Pannier Market dates back to Saxon times and was voted in more recent times by the Independent Newspaper as one of the top ten food markets in Britain. It also trades in general goods, local crafts and collectables such as the legendary book market.

There is excellent schooling in the area. Of note is West Buckland School at Barnstaple, which is well-respected and offers nursery, preparatory and senior education for children from the ages of 3 to 18.

Specification list

Mechanical and Electrical Installations

- Ferndown has a full underfloor heating system throughout with aluminium reinforced Uponor underfloor heating system. This is powered by Mitsubishi air source heat pumps to give the greenest energy available today. 48 solar panels on the roof heat the swimming pool along with a Calorex heat exchanger and airflow ducting system to stop condensation in the swimming pool area

- The entire house is served by a mechanical ventilation heat recovery system specifically designed for the property
- All lighting and media is served by an integrated Lutron system
- Sonos music system throughout all accommodation.
- Fully integrated burglar and fire alarm system

Windows/Glass

- The entire house is fitted with Ultraline champagne low profile floor to ceiling sliding windows. These are operated electronically by switches in situ or from a smart phone. All are tinted with a 30% tint to avoid excessive light/glare
- All balustrade is frameless glass

Flooring

- Main house and annexe: light coloured porcelain matte non-slip 900mm x 900mm tiles throughout. Matching internal and external tiles with level thresholds to create seamless flow between internal and external spaces
- Swimming pool: contrasting light/dark non-slip porcelain tiles in the swimming pool, surrounding area and feature walls
- Gym: high durability hard wood floor throughout, colour optional
- Cinema/games room: low impact wooden flooring

Joinery

- Internal doors: handmade locally sourced tulip wood door frames in white finish. Charles Todd dark oak 3 panel internal doors with brushed chrome handles
- Staircases: locally sourced handmade staircases with dark oak treads and strings with steel spindles
- Skirting and architrave finished in white gloss throughout

Main Kitchen

- Dekton Trilium worktops (stain, scratch, fire, heat and UV resistant)
- Two integrated eye-level ovens
- Integrated hob comprising 4 gas burners, teppanyaki plate and cooktop extractor

- Integrated coffee machine
- Integrated combination oven
- Two integrated fridge/freezers
- Integrated dishwasher
- Choice of brand for all appliances i.e. Gaggenau, Bora, Wolf, Miele, De'longhi – depending on preference

Bathrooms

- All bathroom brass wear Hansgrohe/Axor with thermostatic integrated control panels and a choice of up to 16 colours
- Bookmark tiling to shower enclosures

Cinema

- Blackout blind fitted. 6m screen with commercial level Dolby surround sound cinema system. Full specification and seating configuration to be agreed depending on preference

Roof Terrace/Garden

- Accessed via first floor feature staircase leading to electronic hydraulic roof hatch. 35 square meter terrace with 65 square meter green roof garden all contained within frameless glass balustrade

External

- Electric entrance gates with pedestrian access gate leading to high quality block paving driveway, electric charging point, double garage with automatic roller doors
- Landscaped gardens with swallow cups, bee and bat boxes to encourage local wildlife
- Locally sourced stone wall at the front of the property with low impact security fencing to the rear of the property

Directions

The postcode EX33 1LG will take you to the property using a satellite navigation system.

General

Local Authority: North Devon Council.

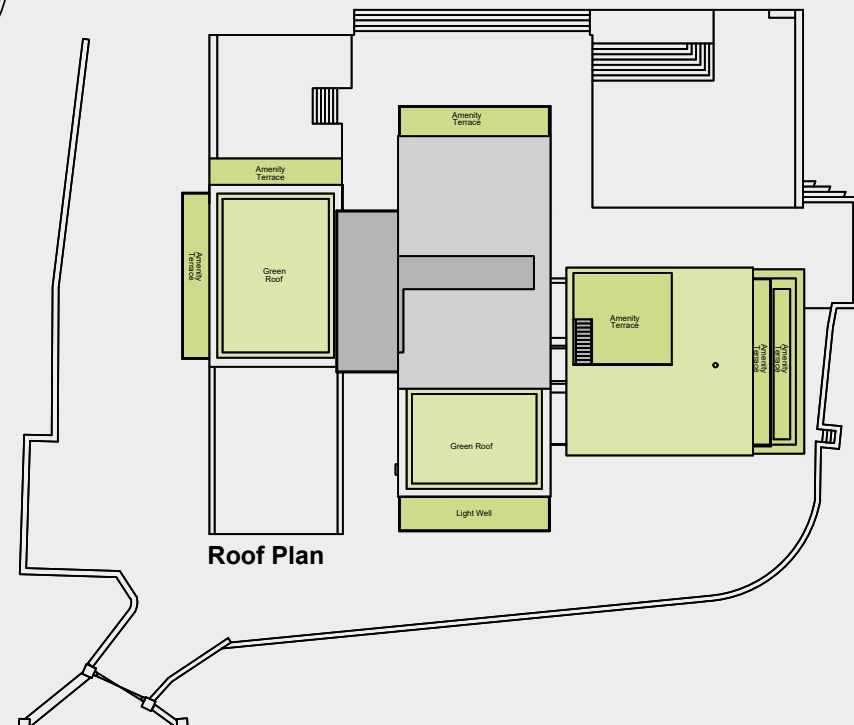
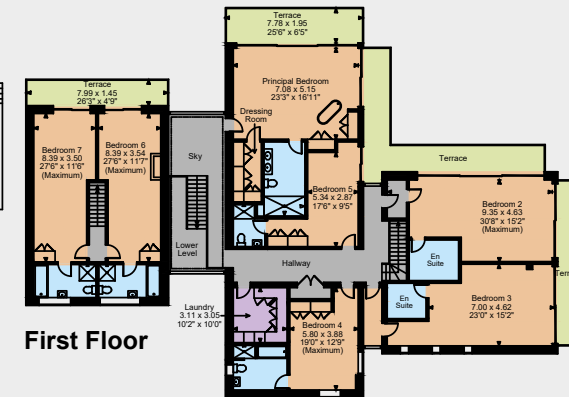
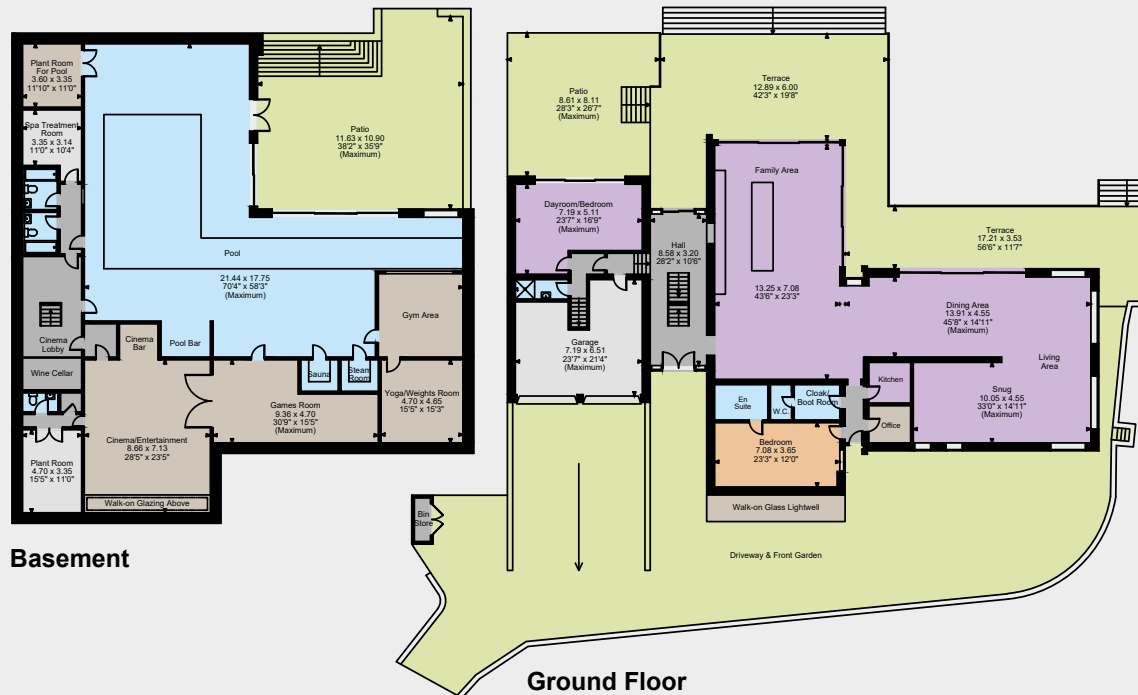
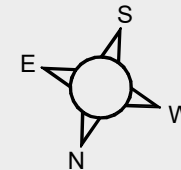
Services: TBC

Council Tax: TBC

Tenure: Freehold.

Guide price: £8,500,000

Ferndown, Braunton, Devon
 Main House internal area 12,587 sq ft (1,169 sq m)
 Garage internal area 427 sq ft (40 sq m)
 Terrace external area = 4396 sq ft (408 sq m)
 Total internal area 13,014 sq ft (1,209 sq m)
 Quoted Area Excludes 'External Bin Store'



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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