

# 4 The Chalet, Saunton Sands, Devon

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Being offered to the market for the first time, this **spectacular first floor apartment** has been beautifully designed to maximise the breath-taking views across Saunton Sands Beach and the dunes at Braunton Burrows.

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## Summary of accommodation

Communal entrance hallway, with stairs and lift access to upper floors  
Private entrance lobby | Inner hallway | Open plan kitchen/dining room  
Living room | Main bedroom with roll top bath and cloakroom | Two further double bedrooms | Large family shower room

Full width balcony with three sets of doors

Communal gardens | Outside shower | Surfboard rack and terrace  
Reserved parking

Gross Internal floor Area (approx.): 1,464 sq ft. (136 sq. m)

## Distances

Saunton Sands Beach 200m, Braunton 2 miles, Croyde Beach 4 miles,  
Putsborough Beach 7 miles, Woolacombe 7 miles, Barnstaple 8 miles,  
Tiverton Parkway 47 miles (London Paddington from 1 hour 58 minutes)  
(All distances and times are approximate)





## The location

Very few homes enjoy such an outstanding view as The Chalet, and the setting for this unique and prestigious development is sublime. Since 2022, North Devon, with specific mention of Saunton, has been included in the World Surfing Reserves, an elite club of only twelve members which includes the likes of Malibu and the Gold Coast in Australia, to preserve what is an iconic world surf site.

The North Devon Coast is noted for its dramatic coastline, much of it in the ownership and protection of the National Trust, and there are numerous secret coves and long sandy beaches, with a hinterland of wild moorland, river valleys and lush rolling hills. Not surprisingly, the area is listed under an AONB, Heritage Coast and Coastal Preservation Area. Saunton is a rugged, unspoilt peninsular, situated between the villages of Croyde and Braunton and home to one of the UK's finest beaches, Saunton Sands. Neighbouring The Chalet is Saunton Sands Hotel, a fabulous four-star art deco hotel, with a large, heated pool, gym and spa facilities. The apartment owners at The Chalet benefit from a direct beach access. Saunton Golf Club is widely regarded as one of the best links courses in the country and is within walking distance. Braunton is a large and vibrant village which offers a varied selection of cafés, pubs, shops and amenities, and is only 2 miles distance, while the large town of Barnstaple is about 8 miles. Communication links in the area are excellent, with the North Devon Link Road passing through Barnstaple and Tiverton and providing access to Tiverton Parkway, the mainline rail link to London Paddington in about 2 hours. International airports are situated at Exeter and Bristol.

West Buckland School at Barnstaple is close by with a daily bus service 2 mins from the property in Saunton. It is well respected and offers nursery, preparatory and senior education for children from the ages of 3 to 18. The property is also within the catchment area for the sought-after Georgeham Primary School.

There are currently five “Michelin Guide” restaurants in North Devon, with four of them within a 10 mile radius of The Chalet (1 Star at The Olive Room in Ilfracombe and The Masons Arms in Knowstone; AA Rosettes at La Gendarmerie and The Quay in Ilfracombe, NC@EX34 in Woolacombe and The Coach House in Kentisbury).

## The property

The Chalet, has been owned by the same family since 1946, and in 2017 was totally transformed to provide an outstanding development of seven apartments. Apartment 4, only the second apartment to be offered for sale, is situated on the first floor and is presented to the highest of standards.

There is a private entrance lobby, with inner hallway, which in turn leads to three double bedrooms and the large family shower room designed in imperial art deco style with marble walls and oversized rain head shower.

The main bedroom has a free-standing roll-top bath and en suite cloakroom.

The living area is exceptional, with views across the sands and dunes from the three sets of double doors, all with New England style shutters, leading to the full width balcony. The floors are whitewashed oak, with underfloor heating and there is a 60’ TV in discreet recess. The kitchen is fitted with a good range of units under a slate worktop, and a generous island with a hob with pop-up extractor unit. In addition is an oven, microwave, dishwasher, fridge/freezer, wine fridge and washing machine.

## Outside

The Chalet offers parking with a reserved space for Apartment 4, and there is solar power providing electricity to the communal areas. There is a communal outside shower and dog-washing area in the gardens, providing direct beach access along the footpath.

## Holiday lettings

The Chalet comes with a beneficial treatment of ‘holiday restricted’ and this grants the right to let properties without punitive restrictions. The Chalet opened in 2017 and received huge acclaim in the national and international press. Apartment 4 is currently let out for short term holidays throughout the year.





Regarding furnished holiday homes, please contact a professional accountant for tax advice, as individual circumstances will differ, but furnished holiday let properties have tax benefits - see HMRC HS253.

## Fixtures and fittings

All items usually known as owner's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden sanctuary are excluded from the sale, but some may be available by separate negotiation.

## Services

Main electricity, water and drainage. LPG under-floor heating from underground storage tank. Photo-voltaic panels for the communal areas. Ultrafast broadband.

## Viewing

Strictly by appointment only with agents Knight Frank LLP  
Tel: 01392 423 111

## Directions (EX33 ILG)

From Braunton turn left at the traffic lights, signposted to Croyde and Saunton. Continue along this road into Saunton. After passing the Saunton Sands Golf Club and The Saunton Sands Hotel, the entrance to the property will be found immediately on the left.

## Property information

**Tenure:** Leasehold (999 year lease)

**Ground Rent:** £500 per annum

**Service charge and management fee:** Estimated at £5000 per annum

**Local Authority:** North Devon Council, Barnstaple, EX31 1EA.

Tel: 01271 327711.

**Council Tax:** TBC

**EPC Rating:** B

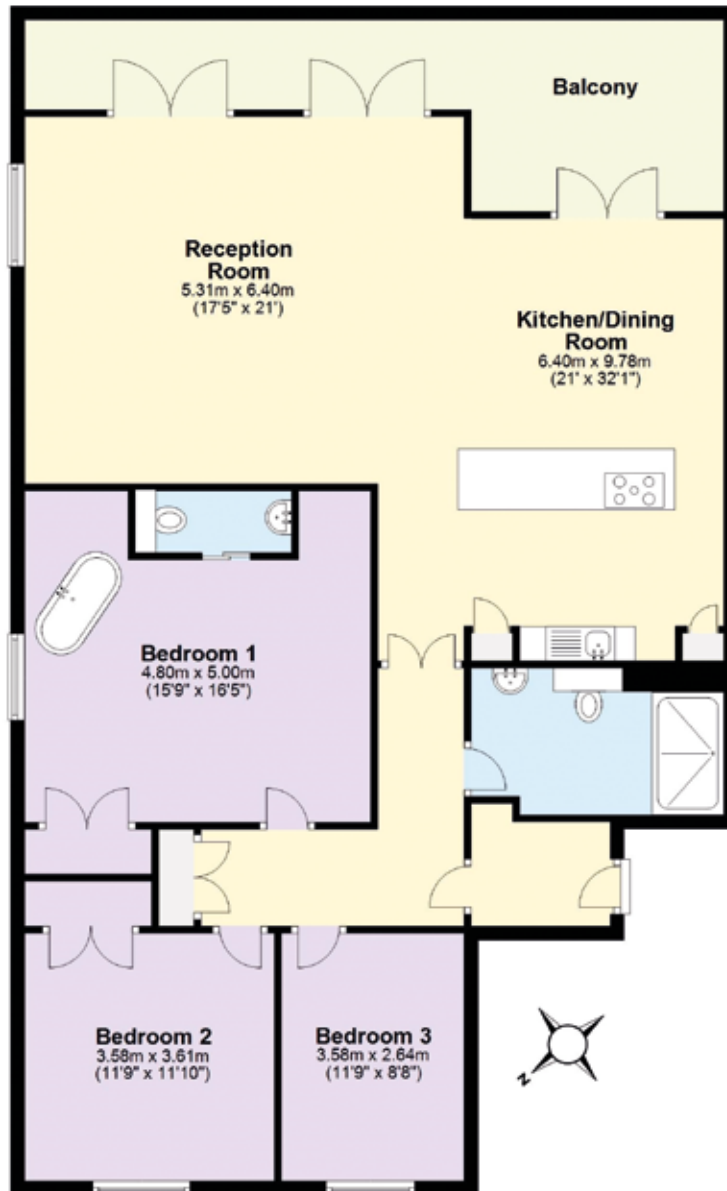
**Guide Price:** £1,950,000

## Approximate Gross Internal Floor Area

136 sq m (1464 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



**Knight Frank Exeter**  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Sarah-Jane Bingham-Chick**  
01392 423111  
[sj.chick@knightfrank.com](mailto:sj.chick@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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