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Changing Lifestyles

Ashlea
Stoke Rivers
Barnstaple
Devon
EX32 7LD

Guide Price: £450,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Ashlea, Stoke Rivers, Barnstaple, Devon, EX32 7LD

A FULLY RENOVATED DETACHED HOME ENJOYING BREATHTAKING VIEWS



- 4 Bedrooms

- Spacious 'L' shaped Lounge / Kitchen / Dining Room flooded with natural light
 - Ground Floor Cloakroom & upstairs Family Bathroom
 - Driveway parking for 2-3 cars
- Single Garage with upper level utility space & shower
- Spacious rear garden primarily laid to lawn
 - Breathtaking valley & countryside views
 - No onward chain
- This turnkey home is ready to move into & offers an ideal blend for a change in lifestyle & location



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Overview

Nestled in a sought after village location on the edge of Barnstaple, this fully renovated 4 Bedroom detached home offers modern comfort and breathtaking valley and countryside views - all with no onward chain. Finished to a high standard throughout, the property is perfect for families or buyers seeking space, style and tranquillity.

Step into a bright and welcoming Entrance Porch with built-in storage leading into a spacious 'L' shaped Lounge / Kitchen / Dining Room. Flooded with natural light, this dual aspect room is fitted with engineered oak flooring and showcases uninterrupted views of the surrounding valley. The newly fitted Kitchen combines contemporary style with functionality featuring slate worktops and integrated appliances including a dishwasher and fridge / freezer. The open-plan layout includes a dedicated space for dining and lounging with a bespoke media wall while sliding doors open directly onto the garden, seamlessly blending indoor and outdoor living. A large Ground Floor Cloakroom offers potential to incorporate a shower, providing added flexibility.

Upstairs, a light-filled Landing offers storage and loft access. Three well-proportioned double Bedrooms all enjoy panoramic views, with the Main Bedroom benefiting from a Juliet Balcony to capture the evening sun. A fourth Bedroom serves perfectly as a home office or nursery and is currently configured as a walk-in wardrobe with fitted storage. The Family Bathroom has a modern 3-piece suite including a deep bath with shower over.

Outside, the property features driveway parking for 2-3 cars and a spacious rear garden primarily laid to lawn, bordered by mature trees, shrubs and fruit trees for added privacy. A patio area offers an ideal spot for relaxation or entertaining with a view. The Single Garage includes power and lighting, with the upper level converted into a practical utility space with an extra shower and storage.

This turnkey home is ready to move into and offers an ideal blend for a change in lifestyle and location.

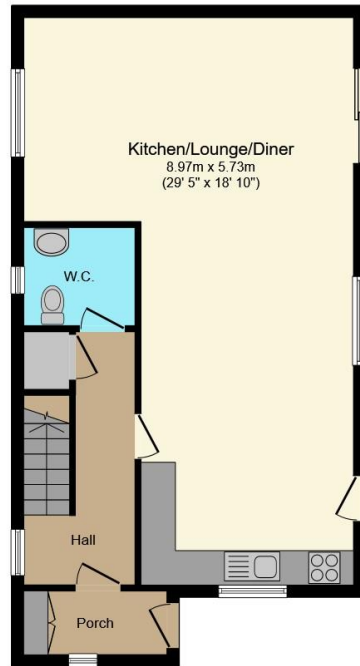
Agent Note

Oil fired central heating and new windows

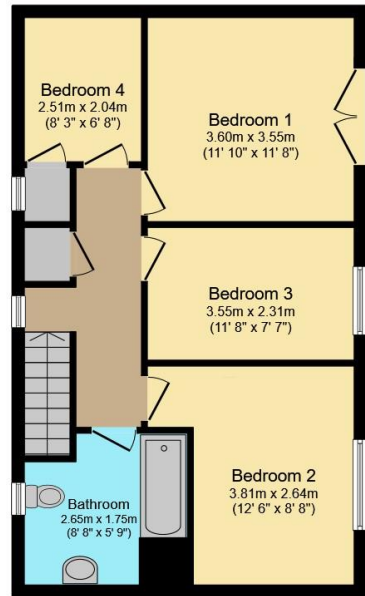
Upgraded electrics in the garage to install an electric vehicle charging port

Council Tax Band

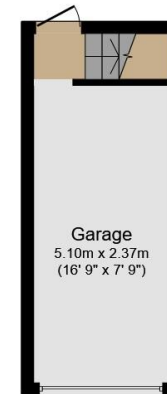
E - North Devon Council



Ground Floor
Floor area 59.7 sq.m. (642 sq.ft.)



First Floor
Floor area 56.7 sq.m. (610 sq.ft.)



Garage Ground Floor
Floor area 14.4 sq.m. (155 sq.ft.)



Garage First Floor
Floor area 12.6 sq.m. (135 sq.ft.)

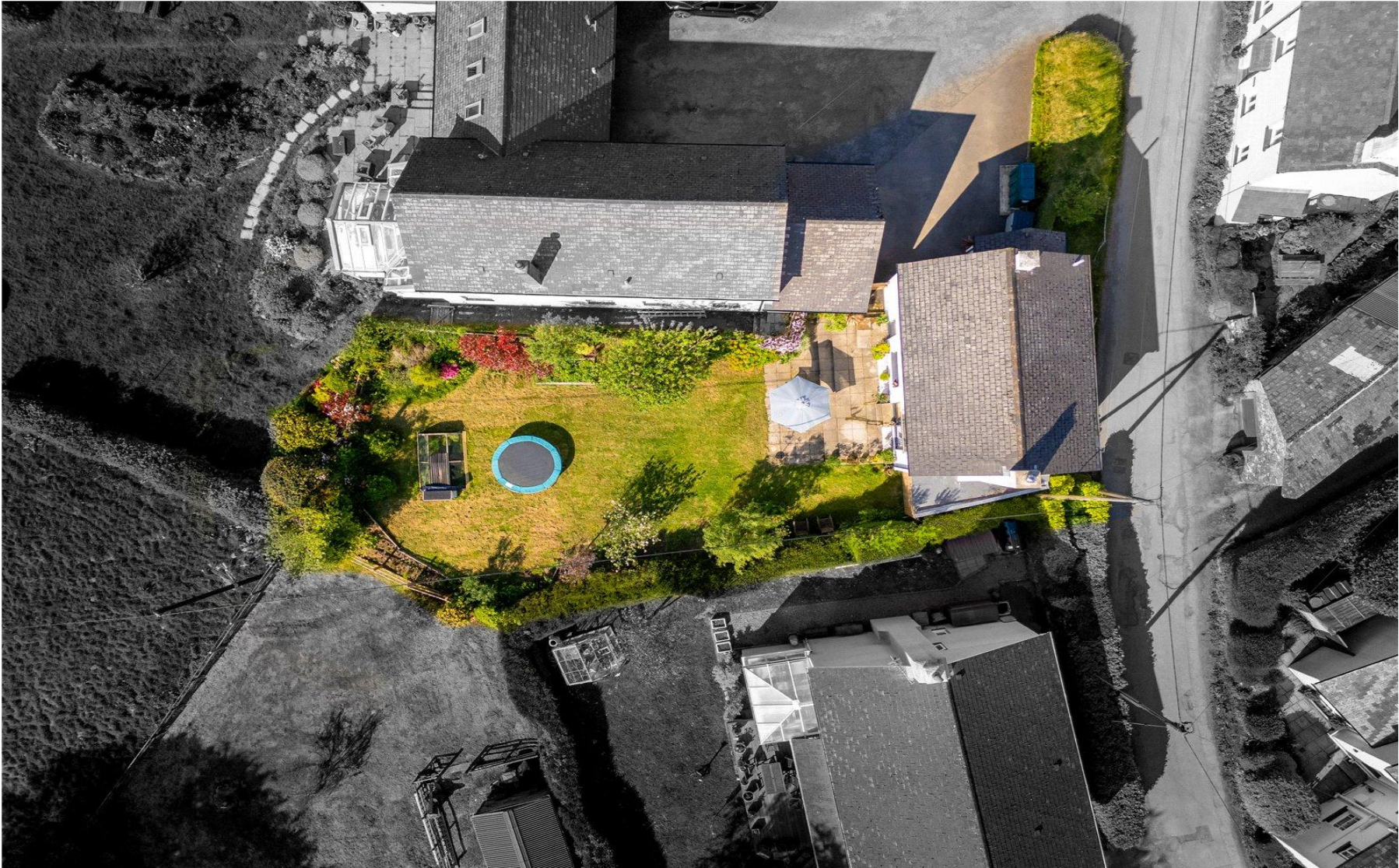
Total floor area: 143.3 sq.m. (1,543 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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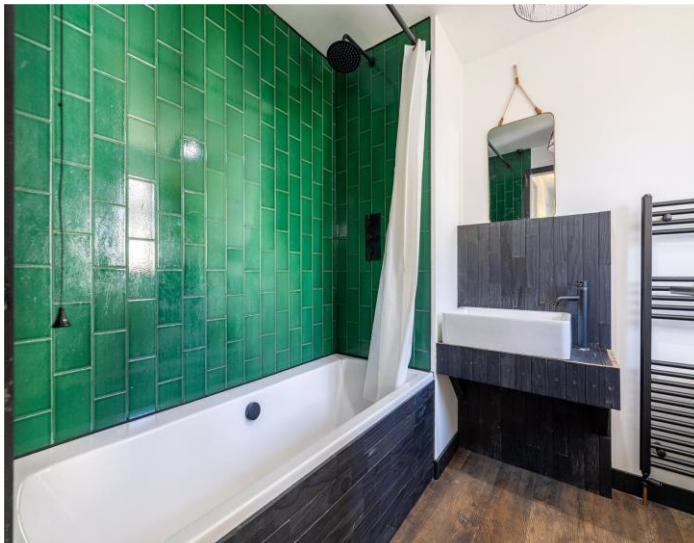
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Area Information

Stoke Rivers is a small attractive village nestling deep in the North Devon countryside, close to Exmoor National Park, and with the nearby villages of Bratton Fleming and Goodleigh offering community facilities including primary schooling.

Barnstaple Town Centre is within easy driving distance and offers an excellent range of local and national high street shops, banks and leisure facilities and a branch railway line linking Barnstaple with Exeter St. David's, with further connecting services to London and beyond, and to Exeter Central for the excellent shopping facilities.

Directions

Directions to this property can be easily found by using What3words: deflation.catapult.intruders

From our Office on Boutport Street, proceed up Bear Street. At the traffic lights, proceed straight across onto Goodleigh Road. Continue on this road as if towards Bratton Fleming and at Chelfham, turn right under the viaduct signposted Stoke Rivers. On entering the village, turn left by the telephone box and continue along this road. After a short distance, the road bends to your left. Continue for a short distance to where the property will be found on your left hand side with a name plate clearly displayed. Parking can be found on the driveway and an agent will meet you at the property.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

105-106 Boutport Street

Barnstaple

Devon

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Tel: 01271 371 234

Email: barnstaple@bopproperty.com

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01271 371 234

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

