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Changing Lifestyles

Riverside
Braunton Road
Ashford
Barnstaple
Devon
EX31 4AU

Guide Price: £1,250,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Riverside, Braunton Road, Ashford, Barnstaple, Devon, EX31 4AU

AN EXCEPTIONAL DETACHED PROPERTY ENJOYING STUNNING NATURAL SURROUNDINGS



- 5 double Bedrooms
- Large, triple aspect Lounge / Diner with feature fireplace & bi-folding doors that open to the garden
 - Newly fitted modern Kitchen
 - Luxurious Steam Room & Cloakroom
 - First Floor modern Family Bathroom
- Amazing outside space with swim-spa & hot tub
 - Composite decking, 2 elegant seating areas, Summerhouse & lawn
 - Breathtaking estuary & countryside views
- Ample driveway parking, Barn & 3.5 acres of land
- Easy access to the vibrant village of Braunton, the nearby town of Barnstaple & the Tarka Trail



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Overview

Occupying a prime location is this exceptional 5 double Bedroom detached property which offers an unparalleled living experience, combining modern luxury with stunning natural surroundings.

The exterior is a masterpiece of outdoor living, featuring a swim-spa and hot tub that overlook breathtaking estuary and countryside views. The composite decking wraps seamlessly around the property, offering 2 elegant seating areas - 1 centred around a fire pit and the other accentuated by a calming water fountain. Ideal for entertaining, there is also a spacious alfresco dining area, complemented by a summerhouse. The lawned area, surrounded by hedging, shrubs and fruit trees, is perfect for relaxation, while raised planters and oak sleeper sun loungers enhance the garden's appeal. Outdoor lighting creates a serene ambiance and practical features like additional dry storage, access to a barn and 3.5 acres of land with vehicle right of access open the possibility of creating a new driveway or direct access to the barn. The driveway comfortably accommodates 4-6 vehicles on a low-maintenance surface.

Inside, the property welcomes you with a bright and spacious double-door Entrance Hall. The Ground Floor showcases a large, light-filled triple aspect Lounge / Diner complete with a feature fireplace and 2 sets of bi-folding doors that open onto the garden and decking. The panoramic countryside and estuary views create a serene backdrop for any occasion. A newly fitted modern Kitchen boasts integrated appliances, a Belling range cooker, a pantry cupboard and space for an American style fridge / freezer surrounded by a floor-to-ceiling wine rack. Additional Ground Floor features include a luxurious Steam Room with a large rainfall shower, a separate Cloakroom and 2 spacious double Bedrooms that both enjoy captivating views and feature fireplaces. Ample storage is thoughtfully incorporated throughout this level.

The First Floor reveals an open, airy Landing leading to 3 double Bedrooms. The Main Bedroom benefits from an En-suite Shower Room with rainfall shower facilities, offering ultimate privacy and comfort. Bedroom 2 impresses with wall-to-wall fitted storage and expansive views over the countryside and estuary, complete with a charming bay window. The third Bedroom, also a double, features fitted storage and a feature fireplace. A modern Family Bathroom boasting a Jacuzzi bath, perfectly positioned to capture spectacular estuary and countryside views, completes the First Floor. This serene space, enhanced by a rainfall shower and multi-control lighting, provides an ideal setting for unwinding, especially during summer evening sunsets.

With easy access to the vibrant village of Braunton and the nearby town of Barnstaple, residents enjoy the best of both worlds - tranquillity and connectivity. The property is just a short drive from the area's award-winning beaches, ideal for those who love coastal living, as well as the popular Tarka Trail, perfect for scenic walks and cycling.

Combining modern luxury, breathtaking views and proximity to local amenities, this home truly provides an exceptional lifestyle opportunity.

Agents Notes

Connected to mains water but previously fed off of a well with water treatment system which is still possible to connect to.

Outside hot water tap to front of property.

Previous planning application to go across the single storey of the house.

Barn in the paddock is block with timber framing.

Riverside has a vehicle right of way across the paddock (also owned by Riverside), which could provide separate access.

Voice controlled lighting around the house and outside.

Council Tax Band

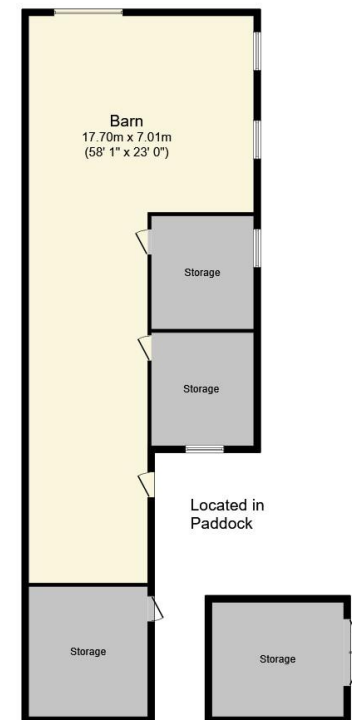
F - North Devon Council



Ground Floor
Floor area 119.5 sq.m. (1,286 sq.ft.)



First Floor
Floor area 65.6 sq.m. (707 sq.ft.)



Outbuilding
Floor area 139.8 sq.m. (1,505 sq.ft.)

TOTAL: 324.9 sq.m. (3,497 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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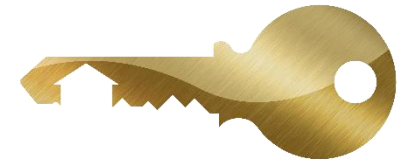
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Area Information

The popular village of Ashford lies between Barnstaple and Braunton and is surrounded by lovely countryside with the glorious sandy beaches at Saunton Sands, Croyde Bay, Putsborough and Woolacombe, all being within easy reach.

Both Barnstaple and Braunton offer a good range of amenities including shops, banks and restaurants. As the regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as the North Devon District Hospital, just on the periphery of the town.

From Barnstaple, the North Devon Link Road (A361) offers a fast route to the M5 at Junction 27 (Tiverton) and the Motorway network beyond. At Tiverton Parkway there are trains to London Paddington in just over 2 hours and from Barnstaple, a branch railway line links with Exeter St David's and Exeter Central.

The area is well served by excellent state and private schools, including the well-regarded West Buckland School. The nearest international airports are at Bristol and Exeter.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/payback.reviews.earmarked>

From Barnstaple Town, follow directions towards Braunton / Woolacombe / Croyde along the A361. Upon reaching the edge of Ashford and opposite St John's Garden Centre Ashford, just after the speed camera, the property will be found on your left hand side with a name plate clearly displayed. If you pass the Garden Centre, you have gone too far. Continue for a short distance where you will see a junction on your right hand side where you can safely turn around and merge with the traffic.

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.

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

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Please do not hesitate to contact
the team at Bond Oxborough
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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	