

# 4 Bed House

The Hollies, 1 Strand Close, Ashford, Barnstaple, EX31 4AE

Asking Price

£875,000









# 4 Beds House

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Superbly positioned in the sought-after village of Ashford sits this remarkable executive residence boasting four spacious double bedrooms. Part of a trio of exclusive properties accessed via the private Strand Close off Strand Lane, this home was meticulously crafted around 17 years ago to exacting standards. Its expansive layout showcases generously sized rooms, while its prime position on a sizable plot offers breathtaking views of the Estuary, Bideford Bay, Hartland Point, and the surrounding countryside. Approaching the property via a private, sweeping driveway flanked by lush landscaped gardens, one is greeted by the quality craftsmanship evident in every detail. With hardwood double glazed windows and efficient gas-fired central heating, this home caters to those with discerning tastes seeking both privacy and convenience. Situated within easy reach of local amenities, including the coastal havens of Saunton, Croyde, and Woolacombe, as well as Instow and Westward Ho!, this immaculate residence presents an unparalleled opportunity for refined living.

The property boasts two floors of meticulously maintained living space. On the ground floor, there's a spacious entrance hall with stairs to the first floor and a handy understairs cupboard, a fully tiled cloakroom, a utility room with base cupboards, sink unit, and built-in storage, a study/office, and a well-equipped kitchen/breakfast room with a large breakfast bar. The impressive lounge offers stunning garden and Estuary views, with bi-folding doors leading to the dining room, which can comfortably seat up to 12 people.

Upstairs, the large landing features a walk-in eaves storage cupboard and houses the gas boiler and hot water tank. Bedroom 1 enjoys spectacular Estuary views and has an en suite shower room, while Bedroom 2 also features an en suite shower room and built-in wardrobes. Bedrooms 3 and 4 offer similar breathtaking views. The family bathroom has a double shower cubicle and modern amenities.



# DETAILS

Strand Close is a quiet private residential No Through road and the property is set up from the road and from its elevated site enjoys simply stunning 180 degree panoramic views over the village out to across the Taw Estuary. Ashford is located between Barnstaple and the glorious sandy, surfing beach resorts of Croyde, Putsborough, Saunton Sands and Woolacombe. Within a short drive is the large and favoured village of Braunton, with its excellent range of facilities. For golfers, the local club at Saunton has two magnificent championship links courses. Barnstaple, the principal town of North Devon housing the areas main commercial, leisure and shopping venues is about 2 Miles. At Barnstaple access is gained to the North Devon Link Road (A361) and this provides a fast route to the M5 Motorway at Tiverton (Junction 27), about 30 miles. There is also the Tiverton Parkway Mainline Railway Station (London Paddington in approximately 2 hours). Exeter, the cathedral city and county town with its International Airport is about 40 miles. Nearby, there is also access to the Tarka Trail, providing many miles of footpaths for rambling, dog walking, cycling etc.

## VIEWING

By appointment through our  
Phillips, Smith & Dunn Barnstaple office-



### Entrance Hall

**Sitting Room 8.01 x 6.32 (26'3" x 20'8")**

**Dining Room 4.70 x 4.63 (15'5" x 15'2")**

**Kitchen/Breakfast Room 5.19 x 4.72 (17'0" x 15'5")**

**Study 2.67 x 2.66 (8'9" x 8'8")**

**Utility Room 3.26 max x 2.75 max (10'8" max x 9'0" max)**

### Cloakroom

**Bedroom 1 6.33 x 3.94 (20'9" x 12'11")**

**En-Suite 2.65 x 1.83 (8'8" x 6'0")**

**Bedroom 3 4.70 x 4.63 (15'5" x 15'2")**

**Bedroom 2 4.36 x 3.25 (14'3" x 10'7")**

**En-Suite 2.18 x 1.83 (7'1" x 6'0")**

**Bedroom 4 4.62 x 3.25 (15'1" x 10'7")**

**Bathroom 2.97 x 2.46 (9'8" x 8'0")**

**Double Garage 6.46 x 6.31 (21'2" x 20'8")**







The property is accessed via a sweeping driveway, flanked by mature gardens, leading to ample parking and a double garage with an electric up-and-over door. The gardens, encompassing the front, side, and rear, feature lush lawns, evergreen shrubs, specimen trees, and a large sun terrace on the south side, perfect for alfresco dining with stunning views of the Estuary. Additional garden areas include a timber store, more lawns, shrubs, and fruit trees on the higher side of the driveway.



## DIRECTIONS

From Barnstaple take the A361 east towards Braunton. At the end of the dual carriageway, adjacent to the Wyevale Garden Centre, turn right into Strand Lane. Continue past Ashfield Close and Meadowside and take the next turning left into Strand Close where the property will be found to be the first on the left hand side.



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Barnstaple Office  
01271 327878







