

Superb 3/4 Bedroom Detached Home

Taw Lea, 7 Ashfield Close, Ashford, Barnstaple, EX31 4BP

Guide Price

£700,000



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Elevated Position With Stunning Views

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Situated in the highly sought-after village of Ashford, this extremely well-maintained 3/4 bedroom detached home offers superb rural and estuary views. The property provides spacious and versatile accommodation, ample off-road parking, and gardens to the front, side, and rear. Located in a quiet cul-de-sac, this home boasts westerly views extending towards Braunton Burrows, Hartland Point, and the open countryside beyond.

Upon entering, you are welcomed by a large entrance porch. The sitting room features triple aspect windows offering stunning views over the Taw Estuary, Hartland Point, and the countryside, an attractive brick fireplace with a gas coal-effect fire, and exposed floorboards. The dining room is light and airy with exposed floorboards and a picture window offering far-reaching views over the estuary and countryside. The kitchen/breakfast room has been re-fitted with modern wall and base units and working surfaces over, a 5-ring stainless steel gas hob with extractor, a built-in single electric oven, double aspect windows, and a door to the outside. It features a large breakfast bar with seating for four and views over the estuary and countryside. Finally, on the ground floor is the study/bedroom 4, family bathroom and separate WC.

On the first floor, the landing features windows to the rear garden and an airing cupboard. The first floor shower room contains a 3-piece white suite while bedroom 1 includes a built-in cupboard, a vanity wash basin, and stunning views. Bedroom 3 features a built-in eaves storage cupboard, a further built-in storage cupboard, a vanity wash basin, and a window to the side. Bedroom 2 is a dual-aspect room with spectacular views over the estuary, Barnstaple town in the distance, and extending towards Hartland Point and the open countryside.

This exceptional property offers a rare opportunity to enjoy a tranquil village lifestyle with breathtaking views and versatile living spaces. Don't miss out!

DETAILS

Ashfield Close is a quiet private residential No Through road, number 7 is situated half way up on the right hand side and open countryside on two sides. The property is set on high ground, and from its elevated site enjoys simply stunning 180 degree panoramic views over open countryside and a wide stretch of the Taw Estuary out to sea and to Hartland Point in the distance. 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 Porch

Sitting Room 5.16 x 4.25 (16'11" x 13'11")

Kitchen/Breakfast Room 6.63 x 2.98 (21'9" x 9'9")

Dining Room 3.58 x 3.25 (11'8" x 10'7")

Utility Room 3.56 x 3.03 (11'8" x 9'11")

Study/Bedroom 4 2.42 x 2.26 (7'11" x 7'4")

GF Bathroom

WC

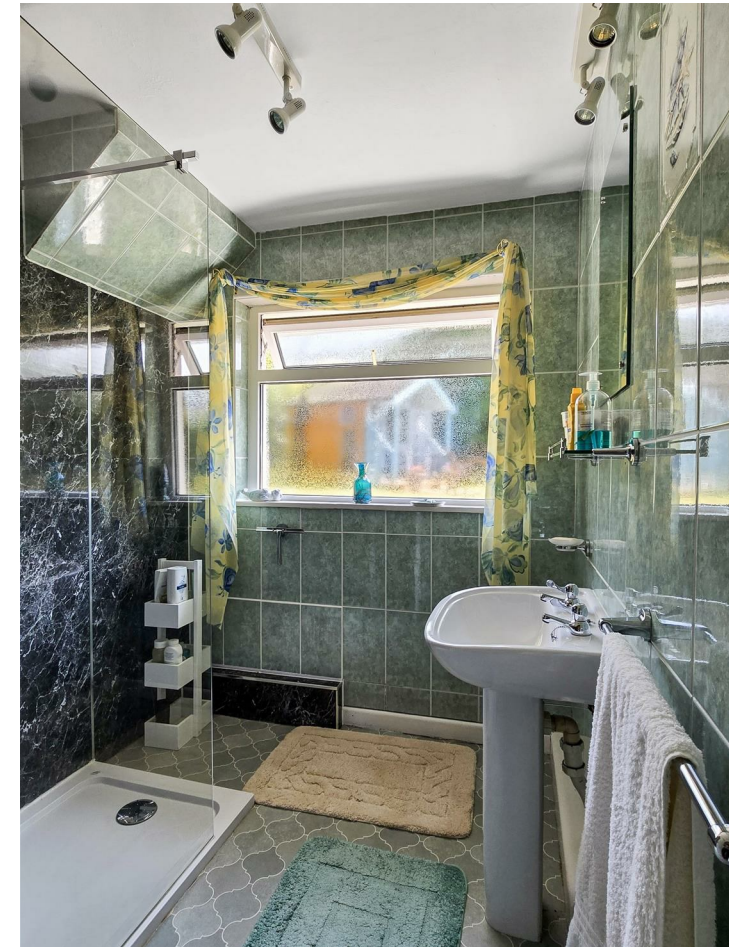
Bedroom 1 4.35 x 3.55 (14'3" x 11'7")

Bedroom 2 3.63 x 3.04 (11'10" x 9'11")

Bedroom 3 4.17 x 2.99 (13'8" x 9'9")

Shower Room

Garage 4.88 x 2.6 (16'0" x 8'6")





Outside, the front of the property features double gates that open to a spacious brick-paved driveway, providing ample parking and a turning area for multiple vehicles, including a motor home. There is an attached single garage with an up-and-over door, as well as power and lighting connections. The front gardens are predominantly laid to lawn and adorned with a variety of mature shrubs, trees, and plants. These gardens extend around to the side, where you'll find an additional lawn and a patio area, perfect for outdoor dining. The rear garden is a raised, level area enclosed by mature hedging and trees with a lovely summer house. From the gardens, you can enjoy stunning views over the estuary and open countryside beyond.



DIRECTIONS

From Barnstaple take the A361 westwards towards Braunton. At the end of the dual carriage way turn right immediately before the Trelawney Garden Centre into Strand Lane and follow the road, after a short way take the turning on the left into Ashfield Close and the property will be seen half way up on the right hand side with a for sale board displayed



VIEWING

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Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878



GROUND FLOOR



1ST FLOOR



ASHFIELD CLOSE, ASHFORD, BARNSTAPLE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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