

4 Bedroom Individual Detached Home

Green Gates Ashfield Lane, Ashford, Barnstaple, EX31 4BY

Asking Price

£850,000



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Breathtaking Views & Spacious Accommodation

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Green Gates is an exceptional two-storey detached residence, seamlessly combining architectural character with modern eco-efficiency. Its design features a harmonious blend of local stone, painted render, and Canadian Lodgepole Pine cladding, complemented by double-glazed windows, a tiled roof, and solar panels. Together, these elements contribute to the home's timeless appeal and energy-conscious living.

The interior presents versatile and spacious accommodation. On the ground floor, a welcoming entrance hall leads to a bright sitting room offering stunning views, perfect for relaxation or entertaining. The sitting room provides access to the garden via sliding doors. The heart of the home lies in the kitchen/breakfast room, designed for both functionality and family gatherings with ample wall and base units and fantastic central island, alongside a practical utility space. This floor also includes a flexible bedroom and an additional room, ideal as a dining area or extra bedroom, plus a well-appointed shower room. The ground floor layout offers the potential to create an annexe, providing added versatility for changing needs.

Upstairs, the principal bedroom impresses with its en-suite bathroom that has under floor heating and heated towel rail and direct access to a generous terrace, offering truly wonderful panoramic views of the estuary and surrounding countryside. A further double bedroom with access to the roof terrace and a family bathroom complete this level.

Eco-conscious features include solar panels under a FIT contract, which allow for selling electricity back to the grid, and a solar diverter that efficiently heats the hot water tank. Situated at the end of a private no-through lane, this home offers seclusion, breathtaking scenery, and excellent lifestyle flexibility.

DETAILS

Ashfield Lane is a quiet private residential No Through road, situated at the top of the village 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.

EPC Band - B
Tenure - Freehold
Council Tax Band - E

VIEWING

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



Entrance Hall

Shower Room

Kitchen/Dining Room

Utility Room

Store

Sitting Room

Bedroom 3

Bedroom 4/Family Room

Bedroom 1

En-Suite Shower Room

Bedroom 2

Family Bathroom

Garage





The property features a charming west-facing, decked breakfast garden, accessed by fully opening bifold doors. This area is surrounded by mature flower beds and a small pond and makes a great barbecue space as it is bathed in the evening sun.

The rear garden is south facing and has a large patio adjacent to the house and a smaller, shaded patio. Pathways lead to a gate leading onto a public footpath, compost area, large greenhouse and wooden garden tool shed. There are six prolific apples trees in the garden and various soft fruit bushes.

The garden is further complemented by a large greenhouse, a wooden shed, and a charming Wendy house. Additional conveniences include outside taps, steps leading up to the driveway, and a spacious storage cupboard positioned beneath the entrance. The property also benefits from a garage, complete with light, power, and an up-and-over door, supported by a solid concrete base and framed by elegant stone pillars.



DIRECTIONS

From Barnstaple proceed on the A361 towards Braunton and continue along the dual carriageway taking the turning right sign posted to Ashford just before the garden centre. Continue through the village and climb the hill, pass St. Peter's church, then turn left into Ashfield Lane. Continue to the end of the lane where you will find the property on the left hand side.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878



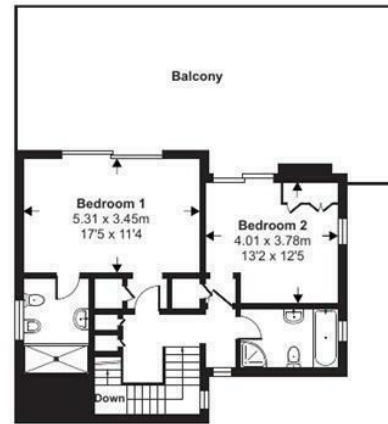
Approximate Area = 2103 sq ft / 195.3 sq m

Potential Annexe = 256 sq ft / 23.8 sq m

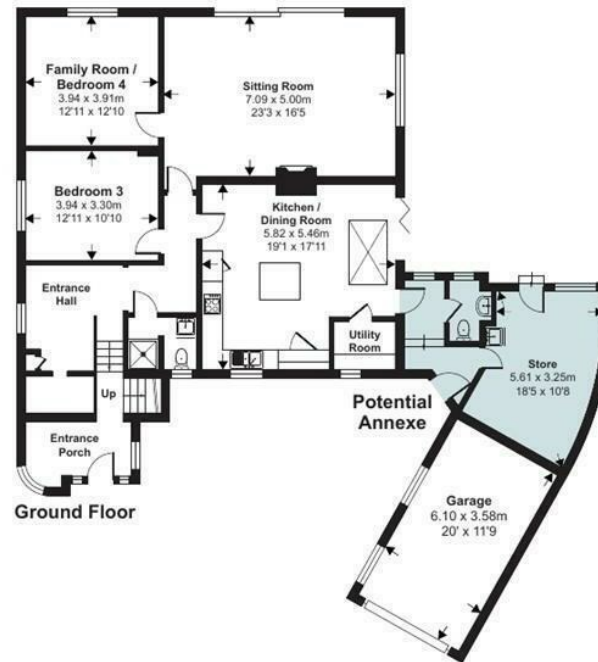
Garage = 229 sq ft / 21.3 sq m

Total = 2588 sq ft / 240.4 sq m

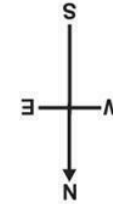
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First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1134462

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