



# turners



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

**Asking Price £875,000**

Welcome to The Hollies – a spectacular detached family home set on its own private road, shared with just two other properties, in the highly sought-after village of Ashford. Boasting breathtaking views over the River Taw and North Devon's stunning countryside, this exceptional home offers both space and serenity.

The property, set over 3200 square feet, features four generously sized double bedrooms, two of which benefit from en-suite bathrooms. Living space is abundant, with a substantially large lounge, an impressive kitchen, a grand dining room, a stylish family bathroom, a practical utility room, a dedicated home office, a convenient downstairs WC, and a large integral double garage providing ample parking and storage.

The outside space is equally impressive. A private driveway offers parking for several vehicles, leading to beautifully landscaped wrap-around gardens filled with mature shrubs, trees, and bushes. A low-maintenance stone-paved patio area is ideal for al fresco dining, while the expansive lawn is perfect for family gatherings and outdoor enjoyment. This remarkable property truly needs to be seen to be fully appreciated.

Ashford, North Devon is a charming and picturesque village nestled just a few miles from the bustling market town of Barnstaple. Known for its peaceful rural setting and strong sense of community, Ashford offers the perfect blend of countryside tranquillity and convenient access to local amenities. The village enjoys stunning views across the Taw Estuary and the surrounding North Devon countryside, making it a favourite for walkers, nature lovers, and those seeking a quieter pace of life..



### Hallway 19'9" x 11'8" (6.02m x 3.56m)

The property welcomes you with a spacious entrance hall, offering ample room for free-standing furniture and a warm, inviting feel. This central hub provides direct access to all ground floor rooms and includes convenient internal access to the integral garage. Additional features include an under-stair storage cupboard and full carpeting throughout, enhancing both comfort and practicality.

### Living Room 26'2" x 20'8" (7.98m x 6.32m)

This grand and spacious living room offers generous space for free-standing lounge furniture, creating a comfortable and versatile setting for family life and entertaining. A striking feature gas fireplace adds a focal point and a sense of warmth, while dual aspect double-glazed windows flood the room with natural light and frame picturesque views. A double-glazed door provides seamless access to the rear garden, enhancing the indoor-outdoor flow. Additional features include two wall-mounted gas radiators for year-round comfort and plush carpeting throughout for a cosy, welcoming atmosphere.

### Kitchen 16'11" x 15'5" (5.18m x 4.70m)

This generously sized kitchen is both functional and well-equipped, featuring matching wall and floor units that offer ample storage and a cohesive look. Integrated appliances include an electric fan oven, electric microwave, five-ring gas hob with an overhead electric extractor fan, fridge, freezer, and dishwasher—making it ideal for modern family living. A 1.5 sink drainer adds to the practicality of the space. Two double-glazed windows allow natural light to brighten the room, while a wall-mounted dining table provides a convenient space for casual meals. Additional features include a wall-mounted gas radiator and carpeted flooring throughout, ensuring comfort and warmth.

### Dining Room 15'5" x 15'3" (4.70m x 4.65m)

This beautifully designed and well-proportioned dining room offers a seamless flow from both the kitchen and living room, creating a natural hub for family meals and entertaining. The room provides ample space for free-standing dining furniture and is enhanced by dual aspect double-glazed windows that frame scenic views and allow for an abundance of natural light. Fully carpeted throughout, the space combines elegance and comfort in equal measure.

### Utility Room 4'7" x 10'7" (1.40m x 3.23m)

A highly functional space for clothes washing and drying, complete with sink, worktops and coat storage leading out into the rear garden

### Landing 17'7" x 6'0" (5.38m x 1.85m)

The property benefits from a spacious landing area,

offering room for free-standing furniture and creating a light, open feel. A double-glazed window allows natural light to fill the space, while access to the loft adds practical storage potential. The landing is fully carpeted, enhancing comfort and continuity throughout the upper floor.

### Bedroom One 20'8" x 12'11" (6.32m x 3.96m)

Bedroom One is a substantially large double bedroom, offering generous space for free-standing furniture and enhanced by a built-in double wardrobe for convenient storage. A double-glazed window frames stunning views of the river and surrounding countryside, while a wall-mounted gas radiator ensures year-round comfort. The room is fully carpeted for added warmth and comfort and also benefits from a well-appointed three-piece en-suite, providing both luxury and practicality.

### En-suite 8'9" x 6'0" (2.67m x 1.85m)

This generously sized four-piece suite includes a WC, sink basin, and bidet, offering both functionality and comfort. A double-glazed window provides natural light, while an electric extractor fan ensures effective ventilation. The suite also features a wall-mounted gas radiator for added warmth and is fully carpeted throughout, creating a cosy and inviting atmosphere.

### Bedroom Two 15'5" x 15'3" (4.70m x 4.65m)

Bedroom Two is a spacious double bedroom offering ample room for free-standing furniture and a comfortable, airy atmosphere. Dual aspect double-glazed windows provide an abundance of natural light and showcase picturesque views of the river and surrounding countryside. The room also features a wall-mounted gas radiator for added comfort and is fully carpeted throughout, enhancing its warmth and appeal.

### Bedroom Three 14'4" x 10'11" (4.37m x 3.35m)

Bedroom Three is a spacious double bedroom, enhanced by a built-in double wardrobe and offering additional space for free-standing furniture. A double-glazed window allows for natural light, while a wall-mounted gas radiator provides year-round comfort. The room also benefits from a private three-piece en-suite and is fully carpeted throughout, creating a warm and inviting retreat.

### En-suite 7'3" x 6'0" (2.21m x 1.83m)

Bedroom Three benefits from a well-presented three-piece en-suite, comprising a toilet, shower, and sink basin. The space features a double-glazed window for natural light, a wall-mounted gas radiator for comfort, and an electric extractor fan for ventilation. Fully carpeted throughout, this en-suite combines practicality with comfort.

#### Bedroom Four 15'1" x 10'7" (4.60m x 3.25m)

Currently arranged as a twin room, this spacious double bedroom offers ample space for free-standing furniture and is enhanced by a built-in wardrobe for convenient storage. A double-glazed window provides beautiful views of the River Taw and surrounding countryside, while a wall-mounted gas radiator ensures comfort throughout the seasons. The room is fully carpeted, creating a warm and inviting atmosphere.

#### Bathroom 9'8" x 8'2" (2.95m x 2.49m )

This fantastic family suite features a bath, separate shower, toilet, and sink basin, offering both practicality and comfort for everyday use. A double-glazed window allows natural light to brighten the space, while a wall-mounted gas radiator and electric extractor fan ensure warmth and ventilation. Fully carpeted throughout, the suite provides a cosy and welcoming environment for the whole family.

#### Office 8'9" x 8'7" (2.67m x 2.64m)

Situated on the ground floor, this well-proportioned home office offers ample space for free-standing furniture, making it ideal for remote working or study. A double-glazed window allows for natural light, while a wall-mounted gas radiator ensures year-round comfort. The room is fully carpeted, providing a quiet and comfortable working environment.

#### WC 5'6" x 4'5" (1.70m x 1.37m)

Conveniently located on the ground floor, this well-presented two-piece suite comprises a toilet and sink basin. It features an electric extractor fan for ventilation, a wall-mounted gas radiator for added comfort, and is fully carpeted throughout, offering a practical and comfortable space.

#### Storage Room 13'1" x 7'10" (4.01m x 2.41m)

Situated on the first floor, this spacious storage room offers excellent additional storage capacity and conveniently houses the property's combi boiler. A practical and functional space, ideal for keeping household items neatly tucked away.

#### Garage 21'1" x 20'4" (6.43m x 6.20m)

The property benefits from a large integral double garage featuring an electric door, offering excellent additional parking and storage space. The garage is equipped, with electric points, and a double-glazed window, making it a versatile and practical area for both vehicle storage and DIY projects.

#### Outside Space

This property truly excels with its remarkable outdoor space. Upon arrival, you are welcomed by a private driveway leading to secure parking for several vehicles. The well-maintained wrap-around garden features expansive lawns bordered by a variety of

mature shrubs, hedges, and trees, providing an inviting setting for outdoor activities. A large stone-paved patio offers ample space for outdoor furniture, making it perfect for al fresco dining and entertaining. Additionally, a garden shed provides useful storage, completing this exceptional outdoor offering.

#### Agent Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

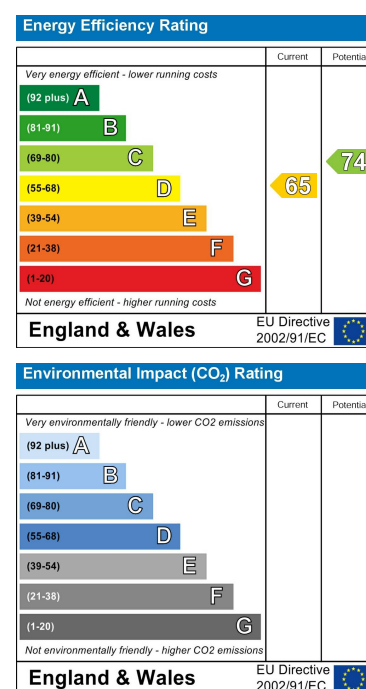
#### Directions

From our office, proceed east on Caen street and turn right at the second set of traffic lights towards Barnstaple/A361. at the roundabout, take the first exit onto the A361 and the same again for the next roundabout. At the next round about take the second exit following the road to Barnstaple. In 0.4 miles, turn left onto Strand Lane and then turn left onto strand Close where the property will be positioned on the left hand side.

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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