



# Luscott Retreat



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Old Barnstaple Road, Ashford, Barnstaple, EX31 4DE

In a timeless & tranquil rural position, between Ashford/Marwood/Braunton & Barnstaple.

An individual detached bungalow of character & quality SUBJECT TO AN AGRICULTURAL RESTRICTION, with separate parcel of pastureland, in all about 6.25 acres, in beautiful rural surroundings enjoying distant sea views

- Hall, Cloakroom, Utility Room
- Kitchen/Breakfast Room
- Large loft with potential
- Ample Parking. Well tended gardens.
- Council Tax Band D
- Sitting Room with Dining Area
- 2 Bedrooms, Bathroom
- Integral Double Garage
- With separate 5.71 acres pasture.
- Freehold, subject to AOC

## Offers In Excess Of £575,000

### SITUATION & AMENITIES

The position is quite delightful as the property is elevated above a country lane and enjoys superb views into the valley below, over open countryside, towards Braunton Burrows and with distant sea views beyond. Although the address of the property is Ashford, it is actually on the Old Barnstaple Road from Barnstaple to Braunton, within a short drive of both. As the regional centre Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as live theatre, Pannier Market and District Hospital. At Barnstaple there is access to the North Devon Link Road, which leads on in a further 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. From Barnstaple there is also a good train service to Exeter. Braunton is one of the largest villages in the country and offers good day to day, range of amenities and is the gateway to North Devon's famous surfing beaches at Saunton (also with championship golf course), Croyde, Putsborough and Woolacombe. The area is well served by excellent state and private schools. Exmoor National Park is within easy access. The nearest international airports are at Bristol and Exeter.

### DIRECTIONS

Leaving Barnstaple, on the A39, at the traffic lights on the edge of Pilton, turn left and then immediately right into Pilton High Street. Continue through Bradford and as you leave the town, climb the hill and take the first turning left, signed Ashford and Heanton. Continue and straight over at the minor crossroads, and on for a further mile and a half or so, the property will be found on the right hand side, identified by our 'for sale' board. You actually come across the land beforehand, on the corner of the road to Pippacott, also identified by our 'for sale' board.

WHAT3WORDS//juniors.pioneered.depended

### SERVICES

The property benefits from oil fired central heating, mains electricity and water. There is a private septic tank drainage system. According to Ofcom standard broadband is available at the property and mobile signal is limited. For more information please see the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



## DESCRIPTION

The property was built in 1976 for the parents of the vendors and has therefore never entered the market previously. This attractive, individual detached bungalow, presents elevations of brick, partly dressed in stone with replacement double glazed windows, beneath a tiled roof. The accommodation is spacious and there is potential to develop the property further (subject to planning permission), by potentially converting the loft space or the garaging as there is ample additional parking.

**SPECIAL NOTE:** The property is subject to an Agricultural Occupancy Restriction, imposed by North Devon District Council in the original planning consent, dated 22nd January 1975, planning reference 2/75/40/31/1 "the occupation of the dwelling, hereby permitted shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependants of such a person residing with him (or a widow or widower or such a person.))"

The separate parcel of land is around 500 yards up the road, on the corner of Old Barnstaple Road and the road to Pippacott. This is laid to permanent pasture, bounded by a stream and amounts to around 5.71 acres, arranged as one small parcel of around ¾ acre and the remainder, one larger field.

The property can be purchased as a whole with a guide of offers in excess of £575,000. The bungalow and garden can be purchased separately with a guide price of offers in excess of £499,995. The land can be purchased separately (if not by the purchaser of the bungalow), at offers in excess of £75,000, but will not be sold separately until a buyer is in place for the bungalow.

## GROUND FLOOR

There are two access points to the property, from the upper drive there is a disabled friendly ramp access, into the rear lobby, behind the kitchen. Alternatively, to the front, steps lead up the extensive BALCONY/SUN DECK, with galvanised railings, to sliding double glazed front doors and onto the PORCH with tiled flooring and inner door to spacious RECEPTION HALL cupboard housing security alarm and coats hanging space, built in linen cupboard, trap to large loft space with retractable aluminium ladder, there is a walkway, insulation and electric light. Returning to the hall, a pair of multipaned glazed doors lead to the SITTING ROOM which enjoys fine views, open Minster style fireplace currently with electric fire fitted. Open arch to DINING AREA hatch to KITCHEN/BREAKFAST ROOM (also accessed from the hall via multipaned glazed door), range of units in a light wood effect with granite effect work surfaces, incorporating 1 ½ bowl stainless steel sink unit, integrated dishwasher, ceramic hob, floating stainless steel extractor hood, NEFF electric oven, microwave, integral fridge, ample space for breakfast table, built in larder cupboard. REAR LOBBY with half glazed door to outside. CLOAKROOM low level WC, wash hand basin, electric fuses. Steps to lower ground floor (described later). BEDROOM 1 fine views to front, two single built in wardrobes and central dressing table with lights above. BEDROOM 2 similar units to bedroom 1, window to side. SHOWER ROOM shower cubicle, Mira shower unit, aqua-board surround, low level WC, wash hand basin, vanity cupboard, wall mirror, ladder style heated towel rail/radiator, second illuminated wall mirror, half tiled walls. Within the LOWER GROUND FLOOR there is a UTILITY ROOM with Belfast sink, tiled flooring, work surface, airing cupboard housing lagged cylinder, broom cupboard. WALK IN PANTRY/CLOAKS CUPBOARD, door to GARAGE with electric roller door, fitted shelving and racks, fitted bench.

## OUTSIDE

The property is approached off a private 'no through' lane which is also a public footpath, which can lead to Braunton, ideal for taking the dog for a walk and to enjoy the beautiful surrounding scenery. There is then a pillared entrance with five bar gates, separate pedestrian gate and cattle grid, leading to a sweeping brick paved driveway, which leads up to the side of the property and beyond, around to the rear and providing ample parking and turning space. To the left of this is a retaining wall and above a shrubbery, stocked with masses of mature specimens. To the right of the drive are sweeping lawns, interspersed with many more specimen trees and shrubs, including Azaleas, Camellias, Rhododendrons, Magnolias, Flowering Cherry, to name but a few. At the top level of the garden is a block-built outhouse with power and light connected, brick paths continue from the top drive, around the side and front of the property. There is a secure storage void beneath for ladders etc, oil tank and external oil-fired boiler for central heating and domestic hot water. The gardens are enclosed by fencing or hedging, very well-tended and provide an appropriate setting.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1739 sq ft / 161.5 sq m  
 Garage = 324 sq ft / 30.1 sq m  
 Total = 2063 sq ft / 191.6 sq m  
 For identification only - Not to scale

**Ground Floor**

**Lower Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Stags. REF: 1111273



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 78        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 58                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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