



Green Gates



Green Gates

Ashford, Barnstaple, Devon, EX31 4BY

Braunton, Barnstaple, Saunton Beach/Golf Club, all within 15 minutes or so.

Quietly tucked away at the end of a private lane, enjoying breath-taking far reaching panoramic views of the estuary and open countryside.

- Incredible Views, Delightful Gardens
- 'ECO' Benefits, Annex Potential
- Ground Floor Living
- Utility Room, 3/4 Bedrooms, 3 Bathrooms
- Freehold
- Spacious Versatile Accommodation
- End of Quiet No Through Lane
- Kitchen/Breakfast Room, Sitting Room
- Garage and Off Street Parking
- Council Tax Band F

Guide Price £895,000

SITUATION AND AMENITIES

Set in an elevated position, at the end of a private 'no through' lane, enjoying stunning views which extend along the Taw estuary, from Barnstaple towards Fremington Quay and countryside beyond. Ashford lies between Barnstaple and Braunton and is surrounded by lovely countryside with the glorious sandy beaches at Saunton Sands (also with Championship golf course), Croyde Bay, Putsborough and Woolacombe (which form part of the North Devon surfing reserve), all being within easy reach. Both Braunton and Barnstaple offer a good range of local shopping facilities and amenities as well as state schools. There are reputable private schools at West Buckland, with local pick-up points, and Blundells at Tiverton. Barnstaple, is the Regional Centre and houses the area's main business, commercial and leisure venues as well as North Devon District hospital. At Barnstaple there is access to the North Devon Link road (A361) which is approximately 45 minutes by car to Junction 27 of the M5 Motorway and Tiverton Parkway railway station, which provides a fast service of trains to London Paddington in just over 2 hours, as well as Bristol, Birmingham and the North. Exmoor National Park is about 30 minutes and, about half a mile away, is the 30 mile long Tarka Trail, a popular cycle/running/walking track, which runs from Braunton via Barnstaple, Bideford, Torrington to Meeth, and passes through some spectacular scenery.

DESCRIPTION

Green Gates is an individual detached two storey residence, which presents elevations of local stone, painted render, Canadian Lodgepole Pine cladding and double glazing under a tile roof and solar panels. The living space is very spacious and versatile, with the sitting room, dining room/bedroom 4 and upper bedrooms enjoying the fabulous views of both coast & countryside. Externally there are well stocked, south facing, mature gardens, well positioned terraces, ample off-street parking and a garage. The property has ECO benefits, including solar electric panels with a FIT contract to sell electricity to the grid and a solar diverter which heats the hot water tank. There is potential to extend and remodel the house subject to planning, further information can be obtained from the sole selling agent.



ACCOMMODATION

STORM PORCH with opaque paned door opening to the ENTRANCE PORCH tiled floor, oval window to front and two further windows to side, ample space for storage, stairs to first floor and steps down to:

GROUND FLOOR

ENTRANCE HALL window to side, parquet flooring, large walk in coat cupboard, archway to FURTHER HALLWAY with SHOWER ROOM A three-piece suite comprising; cubicle with electric shower, hand wash basin with storage below, WC, heated towel rail, window to front elevation, tiled walls and flooring. BEDROOM 3 with window to side elevation, large double room, parquet floor. SITTING ROOM A large dual aspect living space with window to side, floor to ceiling sliding doors enjoying fine views over the garden, estuary and further countryside beyond. Modern log burner and parquet flooring. Door through to DINING ROOM/STUDY/BEDROOM window to rear elevation, with space for storage and parquet flooring. KITCHEN/BREAKFAST ROOM Stylish glass roof lantern, bi-fold doors opening to breakfast garden, window to front elevation, modern shaker style fitted kitchen with composite work surfaces, storage above and below, a range of fitted appliances including four ring Bosch gas hob, extractor above. Electric Bosch oven beneath the space for microwave, enclosed wall mounted gas boiler, integrated fridge/freezer and dishwasher, corner cupboard with carousel storage, island with storage below, again with composite worksurfaces, two wine racks and solid wood flooring throughout. UTILITY ROOM letter box window to front elevation, space for washing machine, fuse box and inverter for solar panels, concrete worksurface with storage below. LOWER PORCH Providing access to the front drive, window to rear. CLOAKROOM opaque window to rear elevation, hand wash basin and WC, electric operated heated towel rail. STORE ROOM/STUDY large room with potential to create to annexe studio or further bedroom, large window, door opening to the garden, sink, light and power.

FIRST FLOOR

LANDING windows to front, airing cupboard and storage cupboard. BEDROOM 1 primary double suite comprising; sizeable bedroom with walk-in cupboard, space for further storage, floor to ceiling sliding doors opening to very large ROOF TERRACE/BALCONY with glass balustrade, 180-degree views towards Ashford, Barnstaple, the estuary and pastoral countryside, scope to extend (subject to planning permission). EN-SUITE SHOWER ROOM tiled floor and walls, letter box window to side elevation, underfloor heating, four-piece suite comprising; walk in mains fed shower, hand wash basin with storage below, bidet, WC, heated towel rail. BEDROOM 2 with window to side elevation, floor to ceiling sliding doors opening onto the aforementioned balcony/roof terrace. Large double room with built in wardrobes, loft hatch with drop down ladder to very large, tall LOFT SPACE which is part boarded and insulated. FAMILY BATHROOM window to side elevation, four-piece suite comprising; free standing bath, corner shower cubicle which is mains fed, hand wash basin with storage below and WC, heated towel rail, mirror with vanity lights above.

OUTSIDE

West facing decked BREAKFAST GARDEN accessed off the kitchen, plethora of flora surround it with mature flower beds, six apple trees and other soft fruit bushes. The REAR GARDEN is mainly laid to lawn and has a patio area with small pond close to the sitting room. Various pathways lead off the main lawn, with one leading down to a gate opening onto footpath which in turn leads onto a myriad of local walks. The others lead to a BARBEQUE PATIO, another to compost area. There is a LARGE GREENHOUSE, WOODEN SHED and WENDY HOUSE. Outside taps and steps up to the driveway, large storage cupboard under the entrance. GARAGE with light, power, up-and-over door, concrete base with stone pillars either side.

SERVICES

Mains electricity, water and gas. Private drainage. Solar PV panels able to top up supply. According to Ofcom superfast broadband is available and mobile reception is likely from most providers.

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.

What3Words ///royally.herbs.fidelity



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	80
EU Directive 2002/91/EC			

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

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
 For identification only - Not to scale

First Floor

- Bedroom 1: 5.31 x 3.45m (17'5" x 11'4")
- Bedroom 2: 4.01 x 3.78m (13'2" x 12'5")
- Balcony
- Down

Ground Floor

- Family Room / Bedroom 4: 3.94 x 3.91m (12'11" x 12'10")
- Sitting Room: 7.09 x 5.00m (23'3" x 16'5")
- Bedroom 3: 3.94 x 3.30m (12'11" x 10'10")
- Kitchen / Dining Room: 5.82 x 5.46m (19'1" x 17'11")
- Entrance Hall
- Utility Room
- Store: 5.61 x 3.25m (18'5" x 10'8")
- Potential Annexe
- Garage: 6.10 x 3.58m (20' x 11'9")
- Entrance Porch
- Up

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 11334462