



Eblana



Eblana 9 Meadowside

Ashford, Barnstaple, Devon, EX31 4BS

Between Barnstaple & Braunton in favoured village, also close to Saunton Beach/Golf Club & Croyde.

A detached 1970s residence in quiet, sought after residential road, enjoying 180 degree frontline countryside and estuary views.

- Hall, Cloakroom, Sitting Room/Study
- Dining Room, Kitchen, Oil C.H.
- Ground Floor Master Bed. En Suite
- Suit disabled use/future proofing.
- 3 Further Bedrooms, Shower Room
- Detached Garage/Additional Parking
- Room to extend/Potential Plot STPP
- Well stocked garden. Balcony & Terraces.
- Council Tax Band F.
- Freehold - No upward chain.

Guide Price £895,000

SITUATION & AMENITIES

In terms of location, the property enjoys the best of worlds, being quietly situated in a select and sought after 'no through' residential road, on high ground with breath taking 180-degree views, towards the Taw Estuary as well as open countryside. At the same time, Braunton, Barnstaple, the coast, Tarka Trail, Saunton Golf Club, North Devon's famous surfing beaches/villages, Exmoor and the Link Road are all within easy access. The popular village of Ashford lies between Barnstaple and Braunton and is surrounded by lovely countryside with the glorious sandy beaches at Saunton Sands, Croyde Bay, Putsborough and Woolacombe, all being within easy reach. Both Barnstaple and Braunton offer a good range of amenities including shops, banks, restaurants and as the regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as the North Devon District Hospital, just on the periphery of the town. From Barnstaple the North Devon Link Road (A361), offers a fast route to the M5 at Junction 27 (Tiverton) and the Motorway network beyond. At Tiverton Parkway there are trains to London Paddington in just over two hours and from Barnstaple a branch railway line links with Exeter St David's and Exeter Central. The area is well served by excellent state and private schools, including the well-regarded West Buckland School. The nearest international airports are at Bristol and Exeter.

DIRECTIONS

From Barnstaple, proceed on the A361 towards Braunton. Continue along the dual carriageway, taking the turning right, signposted to Ashford, by the garden centre. Continue into the village and turn right into Meadowside, follow the road along and after a short way, the property will be found on the left.

WHAT3WORDS//footpath.swim.venturing

SERVICES

The property benefits from mains drainage, electricity and water. Central heating is oil fired (the boiler is around 8 years old, the oil tank more recent). There are solar panels on the roof, currently providing income from the National Grid. According to Ofcom Superfast Broadband is available at the property and mobile signal may be limited. For more information please see the Ofcom website: checker.ofcom.org.uk



DESCRIPTION

Eblana comprises an individual, detached two storey residence, originally built in the 1970's with small extension in subsequent years. The property presents painted rendered elevations, relieved in cement fibre board and stone with replacement glazed balcony and double-glazed windows, all beneath a tiled roof. The bright, spacious, versatile and well presented accommodation has been updated in recent years to provide quality 21st Century refinements. The accommodation includes a master bedroom on the ground floor which caters for disabled use or 'future proofing' for elderly buyers who may not be able to manage the stairs at some point. To the right of the property there is ample room to extend (subject to planning permission), alternatively there may even be enough space to build a separate dwelling (subject once again to any necessary consents). The house is complimented by mature gardens which are stocked with masses of specimen plants, shrubs and trees, providing colour all year round, but particularly in the spring. There are various terraces arranged to follow the sun around and to enjoy different vistas of the garden and the wonderful views.

GROUND FLOOR

Half glazed front door to RECEPTION HALL picture window to enjoy the view, oak flooring, wall mirror, light above, walk in cupboard downstairs. CLOAKROOM low level WC, wash hand basin, wall mirror, shaver point, oak flooring. SITTING ROOM ornamental fireplace with log effect electric fire, shelving flanking either side, open archway to STUDY/TV AREA with large picture window to enjoy the best of the view, oak flooring, six wall lights throughout the room. Returning to the reception hall, a multipaned glazed door leads to DINING ROOM which is a bright double aspect room with oak flooring, once again a picture window to enjoy the fine view. KITCHEN excellent range of modern units in a grey theme, topped by marble effect roll edged work surfaces, twin Belfast sink, Zanussi electric oven, New World ceramic hob with stainless steel extractor hood over, Beko dishwasher, Beko washing machine, space for American style fridge/freezer, oak flooring, half glazed door to garden, part tiled walls. MASTER BEDROOM 1 with range of mirror front wardrobes to one wall. Spacious BATH/SHOWER ROOM with wood panelled bath, telephone style hand held shower attachment, separate tiled shower cubicle, low level WC, heated towel rail, his and her wash basins set within marble surround, two open fronted shelved toiletries cupboards, fitted cupboards below, tiled flooring.

FIRST FLOOR

LANDING double glazed door providing access to SUN BALCONY large enough to accommodate table and chairs, sun worship or enjoy a coffee or something stronger, enjoying the view and the sunsets. Trap to loft space, airing cupboard housing pre-lagged cylinder. BEDROOM 2 fine views, fitted bookcase and cupboards to one wall. BEDROOM 3 range of mirror fronted wardrobes to one wall. BEDROOM 4. SHOWER ROOM contemporary fittings of tiled shower cubicle, hand held and overhead shower units, wash basin basin set within 'L' shaped range of cupboards with work surfaces above, wall mirror, two wall lights, shaver point, low level WC, wood effect flooring, ladder style heated towel rail/radiator.

OUTSIDE

To the front there is a pillared vehicular access over a brick paviour driveway, leading to the DETACHED GARAGE with up-and-over door, power and light connected, half glazed pedestrian door and fitted workbench. To the left is a separate pedestrian gate on pillars, with brick paviour pathway leading to the front on the property, flanked by raised terraces, each with borders stocked with many mature specimen plants and shrubs, including Roses, Variegated Holly, Azalea, Pieris and Hydrangeas. Each bed is surrounded by further brick paviour pathways which lead around to the left of the property where these is a further well stocked border displaying Flowering Cherry, Hydrangeas, Clematis, Rhododendron etc. There is a side gate leading to the rear of the property where there is an ATTACHED BOILER HOUSE, accommodating Grant oil fired boiler for central heating and domestic hot water. Beyond this there is a raised area with large TIMBER GARDEN SHED, the oil tank and a secluded and sheltered TERRACE, as well as a soft fruit bed and overhung by two fine Acers. Pathways then run along the rear of the property to a FURTHER EXTENSIVE TERRACE, to the rear of the garage, another secluded sheltered spot, ideal for Alfresco Dining. Adjacent to this is a large aluminium framed GREENHOUSE. Above the terrace is a retaining wall and further bank of specimen shrubs including some delightful Azaleas. The garden then tapers into a triangular section, where there are further areas of soft fruit and vegetables. The gardens amount to approximately 0.23 of an acre. There are outside lights strategically placed as well as an outside water tap.



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			
102 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1885 sq ft / 175.1 sq m (excludes store)
Garage = 180 sq ft / 16.7 sq m
Total = 2065 sq ft / 191.8 sq m
For identification only - Not to scale

First Floor

Ground Floor

Courtyard

Store (Unmeasured)

Garage 5.49 x 3.05m 18' x 10'

Bedroom 3 3.68 x 3.45m 12'1 x 11'4

Bedroom 4 3.07 x 2.84m 10'1 x 9'4

Bedroom 2 4.42 x 3.58m 13'10 x 11'9

Bedroom 1 4.83 x 3.63m 15'10 x 11'11

Kitchen 4.19 x 3.00m 13'9 x 9'10

Sitting Room 5.89 x 5.49m 19'4 x 18'

Dining Room 3.63 x 3.00m 11'11 x 9'10

Study / Tv Room

Entrance Hall

Down

Up

N

W

E

S

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: 1138333