

# Barncroft

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Ashford, Barnstaple, EX31 4BT

In a secluded hamlet location with fantastic estuary views

A detached house with far reaching views over the Taw estuary, located in the sought-after hamlet of Ashford with close links to Braunton & Barnstaple, in addition to the glorious sandy beaches of Saunton Sands, Croyde, Putsborough & Woolacombe

- A Detached house in a sought-after Hamlet
- Double garage & driveway parking
- Front & rear gardens
- Pre-planning application to reconfigure a fourth Bedroom
- Council Tax Band F
- Three Bedrooms & two Ensuites
- Beautiful far-reaching views over the estuary
- First Floor composite balcony
- No upward chain
- Freehold

## Guide Price £575,000

### SITUATION & AMENITIES

In terms of location, the property enjoys far-reaching viewings being situated on high ground with breathtaking 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 fabulous North Devon coastline 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.







## DESCRIPTION

This three-bedroom detached reverse-level home offers a fantastic opportunity for a buyer to purchase a wonderful family home in a beautiful setting. The property benefits from driveway parking for multiple vehicles and an attached double garage. A pre-planning application to reconfigure the accommodation into a four-bedroom home has been submitted. Plans for this are available upon request from the Selling Agents.

## ACCOMMODATION

The Ground Floor currently comprises three double bedrooms - two of which benefit from ensuites. One of the bedrooms offers sufficient space to create a walk-in dressing room or could accommodate an additional bed, making it ideal for families or guests. A pre-planning application has been prepared to reconfigure the ground floor to provide a fourth bedroom.

The First Floor features a spacious living room and a separate dining room with sliding doors opening onto a composite-decked balcony, providing the perfect spot for a bistro table to enjoy views across the Taw Estuary. There is also a separate WC on this level. The kitchen is fitted with a range of wall and base units and has an external door leading to the rear garden, via an outside staircase.

## OUTSIDE

The property is approached via a private road shared with just three neighbouring properties. To the front, there is driveway parking for multiple vehicles, together with an attached double garage.

The front gardens are mainly laid to lawn and complemented by mature shrubs, creating a private outdoor space from which to enjoy the idyllic surroundings. The lawn continues around to the rear of the property, where a terraced seating area and a mature apple tree provide further opportunities to relax, whilst taking in the elevated views across the surrounding landscape and out towards the Taw Estuary.

## SERVICES

Mains electricity and water. Oil-fired central heating. Drainage is via a shared septic tank.

## DIRECTIONS

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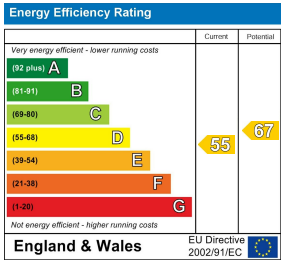




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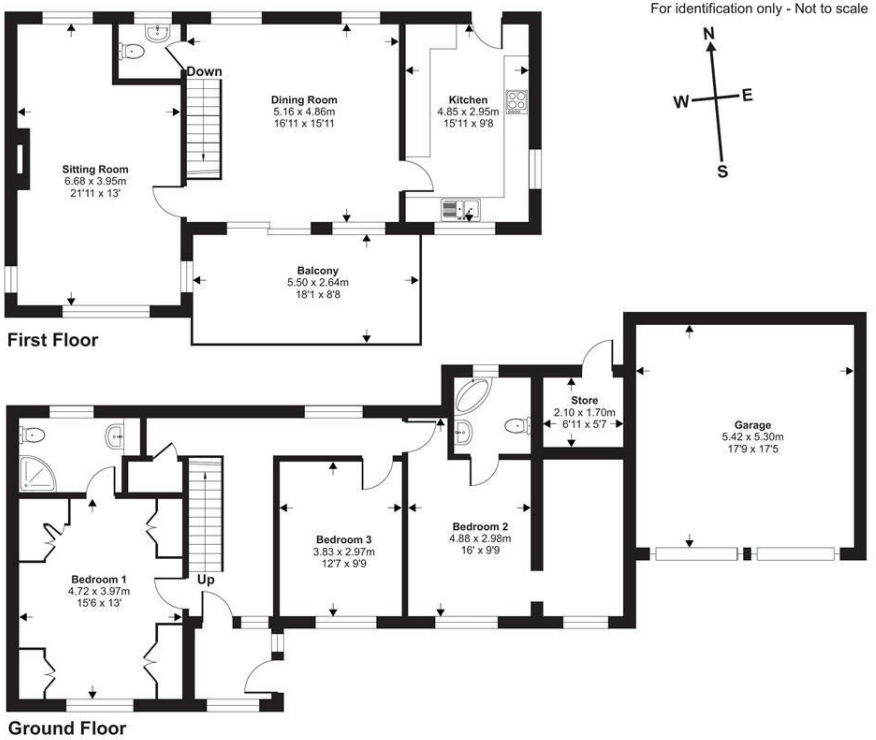




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Approximate Area = 1619 sq ft / 150.4 sq m
Garage = 309 sq ft / 28.7 sq m
Outbuilding = 36 sq ft / 3.3 sq m
Total = 1964 sq ft / 182.4 sq m
For identification only - Not to scale






Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1483205