

Ashelford House

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East Down, Barnstaple, EX31 4LU

Barnstaple/Exmoor/The Coast 20 minutes by car.

A detached country house incorporating potential annexe, buildings & 4.82 acres set in glorious rural surroundings

- In need of renovation
- Period property
- Wonderful rural setting
- Outbuildings & Stables
- No onward chain
- House with Annexe
- Grounds of around 4.8 acres
- Freehold

Guide Price £739,950

SITUATION & AMENITIES

Enjoying the best of all worlds being in a timeless and tranquil hamlet, off a quiet, little used country lane, with superb views towards Exmoor yet within easy access of Barnstaple, the North Devon Link road, the coast and Exmoor itself, all within about 15/20 minutes by car. As the Regional centre, Barnstaple offers the area's main business, leisure and shopping facilities as well as historic Pannier Market, theatre and District Hospital. From Barnstaple, the Link Road leads on, in a further 45 minutes or so, to Junction 27 of the M5 and where Tiverton Parkway offers a fast service of trains to London, Paddington, in about 2 hours. The area is well served by state and private schools, which include the well regarded West Buckland school.

DESCRIPTION

This striking period stone farm house which is in need of renovation presents elevations of stone, beneath a slate roof and was sympathetically extended during the mid-1990's. The potential self contained annexed cottage also communicates with the main accommodation and is ideal for use by relatives or guests . The property offers versatile accommodation which combines 21st Century refinements with many original period features and has a charming rustic ambiance. For those interested in equestrian pursuits, there are 4 adjoining fields as well as stables and a maze of local lanes to ride out on to. The property is being sold with no onward chain.







ACCOMMODATION

The main house is approached through an ENTRANCE HALL with flag stone flooring at the far end of which is a CLOAKROOM. The SITTING ROOM features a stone fireplace with bread oven and beamed ceiling. The DINING ROOM also features a stone fireplace and beamed ceiling. The COUNTRY KITCHEN/BREAKFAST ROOM has a painted wooden theme with tiled work surfaces, 2 Belfast sinks and magnificent well water pump, there is a slate floor. The STUDY has a fireplace with fitted multi fuel burner, half glazed door to garden, fitted book shelves and bookcases as well as beamed ceiling. The LANDING gives way to FOUR BEDROOMS, Three of which have EN-SUITES and the Master boasts a fitted four poster bed and extensive Oak bedroom furniture. FAMILY BATHROOM/SHOWER ROOM.

THE ANNEXE

The two storey Granary annexe cottage can be self-contained or intercommunicating, this has a private ENTRANCE LOBBY, TWO BEDROOMS and BATHROOM at entrance level. Below is a Fabulous open plan LIVING ROOM/DINING ROOM/ KITCHEN which features strip wood flooring throughout as well as beamed ceiling, half glazed double doors to terrace, the kitchen is in Oak with slate work surfaces incorporating an AGA and another wonderful antique water pump in copper and brass feeding a marble sink with marble drainer.

OUTSIDE

EXTERNALLY there is a detached DOUBLE GARAGE, TRIPLE CARPORT, WORKSHOP and Ample additional parking as well as TWO DETACHED STABLE BLOCKS. There are formal gardens including a substantial terrace with fitted slate topped table, There are then four fields in all amounting to about 4.82 acres.

SERVICES

There is one oil fired heating system serving the whole house, private water supply and private drainage (new system installed in 2019) electricity is by mains.

SPECIAL NOTE

We understand there is a covenant restricting business use of the property.

DIRECTIONS

Leaving Barnstaple on the A39, pass through Shirwell and after about 1 mile bear left signed Churchill, follow this road for about 1 ½ miles and at the bend in the road bear right signed Churchill, keep to the right and Ashelford House is the first house down the hill on the right.

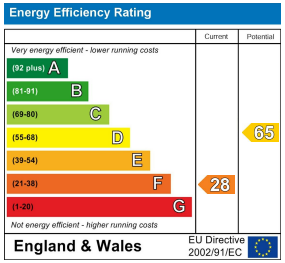






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