



RIVERSIDE

Braunton Road Ashford Nr. Barnstaple North Devon EX31 4AU



BY DESIGN

Key Features

- Five Bedrooms Detached
- Completely Refurbished
- Landscaped Gardens
- Adjoining Paddock & Barn
- In All Around 4.13 Acres
- Stunning River Views
- Steam Room & Spa Bath
- Jacuzzi & Swim Pool
- Own Drive & Parking
- Direct access to Tarka Trail
- Short Drive to Beaches
- Versatile Accommodation



About

Tucked peacefully between the gently rising hills of Ashford and the shimmering waters of the Taw Estuary, Riverside is a home that captures the essence of North Devon living, where calm and connection sit hand in hand.

Beautifully and extensively renovated, this exceptional property is more than a house: it is a retreat, a haven, and a place to reconnect — with family, with nature and with yourself.

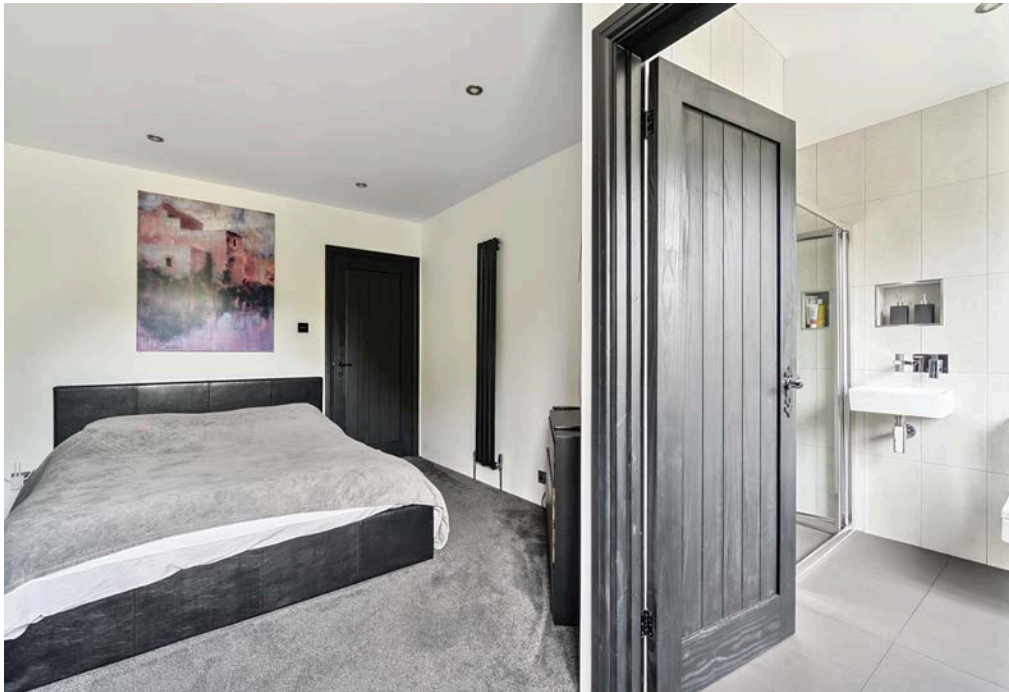
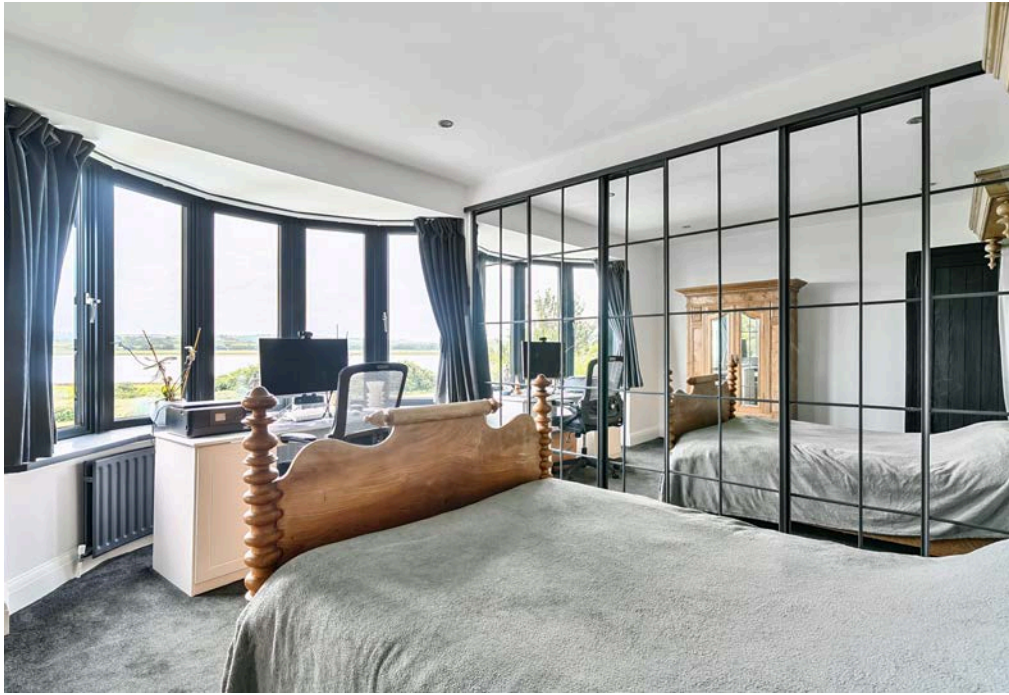
Every inch of this home has been thoughtfully transformed to support a modern lifestyle with comfort, flexibility and quiet luxury at its core. Whether you're raising a family, caring for loved ones, working from home or simply seeking sanctuary by the sea, Riverside speaks gently yet confidently to every generation, particularly with its versatile accommodation.



From the moment you step inside, Riverside opens its arms wide. The heart of the home is a triple-aspect lounge and dining space, flooded with natural light and framed by panoramic views across river, estuary and countryside. Twin sets of bi-fold doors invite you onto the expansive wraparound decking, creating a seamless flow between indoors and out. A contemporary wood-burner and bespoke timber detailing bring warmth and texture to the space, making it a home for all seasons. The sleek, modern kitchen is both practical and understated — designed to serve without distraction. A luxurious spa-style shower room with rainfall head, bench seating, and state-of-the-art Tylo steam system offers your own private sanctuary, perfect for unwinding after a coastal walk or warming up after winter swims. There are five generously proportioned double bedrooms: two on the ground floor, ideal for guests or extended family, one with its own garden access and the other enjoying unbroken views across the river valley. Upstairs, three further bedrooms include a stylish en-suite and a showstopping family bathroom complete with a two-person spa bath set against a vista of sky and water. Every detail has been considered, from new heating and electrics to aluminium-framed windows and doors, flooring, joinery, and voice-controlled lighting.

It's a home that offers flexibility, privacy and presence with everything in its place and all beautifully done.







Outside

The outside space at Riverside is no less impressive and designed for living, not just looking. A wide composite deck wraps the house like an embrace, perfect for entertaining, relaxing or simply watching the light change on the estuary. It leads down to beautifully planted gardens, complete with two bespoke seating areas — one nestled around a firepit, the other beside a tranquil water feature.

At the heart of the leisure offering is a premium swim-spa with massage jets and integrated jacuzzi seats, accompanied by a second standalone hot tub for moonlit soaks. The sense of escape is total.

Beyond the garden, a 3.5-acre field extends the sense of space and room for ponies. There's gated vehicular access, a barn with scope for further use, and a direct link to the scenic Tarka Trail, ideal for walking or cycling to nearby pubs, beaches, or beyond.







DISCLAIMERS

1. All fixtures and fittings mentioned in these particulars are included. All others are specifically excluded. It must not be inferred that any items shown in photographs are included with the property.
2. These particulars have been prepared in good faith as a general guide.
3. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied upon.
4. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Location

Set on the edge of the popular village of Ashford, Riverside is perfectly placed — just a few miles from both Barnstaple and Braunton, with their rich mix of shops, restaurants, and local amenities. Two bus stops just outside the gate provide easy access for those who don't drive, and the glorious beaches of Saunton, Croyde and Woolacombe are all within easy reach — the stuff of postcards and childhood memories. West Buckland School is not far.

You can stroll down to Heanton Court for a glass of wine or a Sunday lunch, or explore the estuary paths that wind their way through some of North Devon's most spectacular scenery. And thanks to the nearby A361 link road, you're effortlessly connected to the M5 at Tiverton, Exeter, and onward to London via direct rail from Tiverton Parkway.

This is a place that offers the peace of the countryside with the convenience of the coast — close enough for a takeaway, yet far enough to feel like a world of your own.

NOTES & SERVICES

- EPC Rating: D
- Tenure: Freehold
- Council Tax Band: F
- Local Authority: North Devon Council
- Services: Mains water, private drainage, gas & electric
- Broadband: Ask Agent
- Viewing strictly by appointment



Strand House

0.91m RH

TCB

12.9m

Saltmarsh

Strand Cottage

Shelter

Cycle Path

The Wholelife Project
(Smallholding)

Riverside

Mean High Water

Sloping masonry

Area: 4.13 acres (1.671 ha)

Issues

Issues

Sand and Shingle

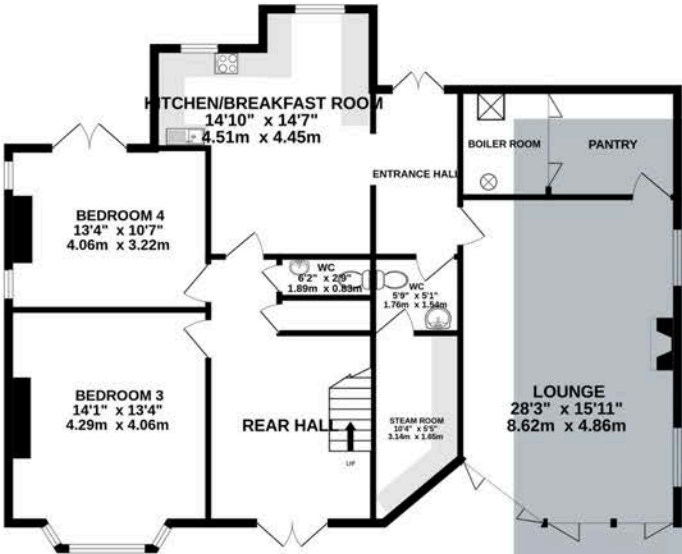
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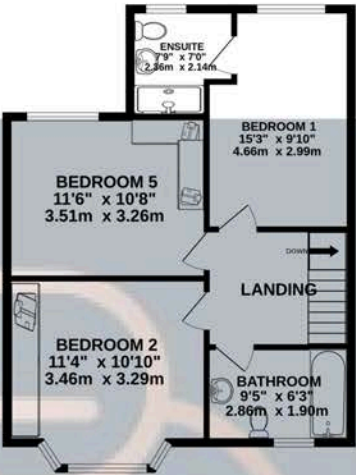
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Floorplan

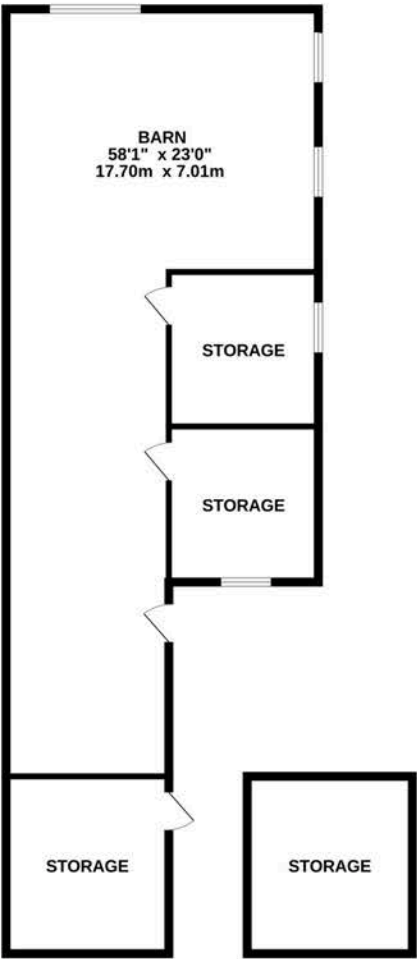
GROUND FLOOR
1286 sq.ft. (119.5 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



OUTBUILDINGS
1505 sq.ft. (139.8 sq.m.) approx.



TOTAL FLOOR AREA : 3497 sq.ft. (324.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,



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