



Sandpiper

Ashford | Nr. Braunton | Barnstaple | North Devon | EX31 4BS



BY DESIGN

Key Features

Four bedrooms, two en-suites – flexible family accommodation

Reverse open plan living – sociable layout with easy flow

Energy efficient build – lower running costs, balance of NHBC Guarantee remaining

South facing estuary views – changing outlook throughout the day

Low maintenance gardens – simple upkeep, more time to enjoy

Private elevated wrap around balcony – space for dining, relaxing and entertaining

Prime coastal position – close to renowned beaches, walking & championship golf at Saunton

Electric gate and garage door – secure parking with space for vehicles or motorhome

Lock up and leave ease – ideal second home or holiday use

EPC B – Council Tax Band F



Arrival & Setting

Set quietly within a private close within the village, Sandpiper reveals itself with a calm, understated approach. As you arrive, the elevation becomes clear, with far reaching views opening across the Taw Estuary flowing towards Saunton and the Atlantic Ocean beyond.

The setting feels both private and open, with a natural sense of space, yet remains closely tied to the village and the surrounding landscape.



Location

Ashford holds a quiet appeal. Set above the River Taw, it combines open countryside with close proximity to Barnstaple and Braunton. The estuary views are wide and ever changing, with light shifting across the water through the day.

At its centre, St Peter's Church sits among winding lanes and traditional hedgerows, giving the village a settled and established feel. Daily life is easy, with St John's Garden Centre on the approach, and Heanton Court nearby for relaxed meals overlooking the estuary.

Braunton offers a wider range of shops and services, while the coastline is close at hand, from Saunton through to Croyde, Putsborough and Woolacombe. Championship Links Golf is close by at Saunton.

The Tarka Trail runs along the estuary, linking into miles of walking and cycling routes, while the wider North Devon landscape offers a mix of coast, countryside and moorland.



Accommodation

Designed around a reverse level layout, the house places its main living space upstairs where light and outlook come together.

At the centre sits a beautifully arranged kitchen with a central island and high-quality appliances, flowing directly into the dining and sitting areas. This is a space shaped for modern living, sociable, connected and easy to use day to day. Two sets of bi-fold doors open onto the south facing wrap around balcony, extending the rooms outwards and bringing the estuary view into constant focus.

The layout works as one cohesive space while still giving each area its own identity. The sitting area feels calm and inviting, the dining space is well positioned for entertaining, and the terrace adds another layer for outdoor living, from morning coffee through to evening gatherings.

Also on this level, the principal bedroom suite includes an en suite, dressing area and direct access onto the balcony, creating a private and restful retreat. A second suite, again with its own dressing area and en suite shower room, offers excellent flexibility for guests or family.

On the entrance level are two further bedrooms, served by a large four-piece family bathroom. These rooms adapt easily, whether for family use, guests, or as a study, gym or workspace. A cloakroom and separate utility room add practical day to day function.



























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Outside & Gardens

The practical side of Sandpiper is equally well considered. An integral garage provides generous space for a vehicle along with excellent storage, and the electric roller door adds real day to day ease.

Arriving home is simple and secure, with electric gates opening remotely and direct access into the garage without needing to step outside, particularly useful in poor weather.

To the front, the paved driveway provides extensive parking with room for several vehicles, along with space for a motorhome or boat.

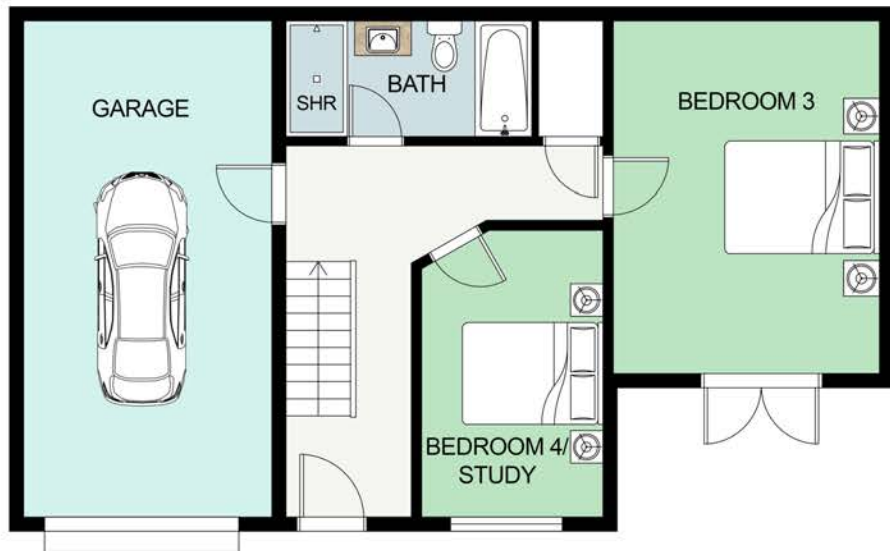
To the rear, the garden has been carefully landscaped to create a private and attractive outdoor setting, planned for ease of maintenance without losing colour or interest. Well stocked borders, flowering shrubs and thoughtful planting soften the space beautifully, while an electric point is already in place for a hot tub, adding another element to the lifestyle appeal.







Floor plan



GROUND FLOOR



FIRST FLOOR

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Connectivity

Ashford remains well connected. Barnstaple provides rail services to Exeter St Davids in around an hour, with onward links to London Paddington. Tiverton Parkway offers a further mainline option within easy reach.

By road, the A361 connects directly to the M5 at Junction 27, giving straightforward access to the wider network, while the Atlantic Highway opens routes west into Cornwall.

Exeter Airport lies just over an hour away, with Bristol Airport offering a wider range of destinations within around two hours.

Schooling is well catered for, with local primary provision, secondary options in Barnstaple and Braunton, and independent education available at West Buckland School.

Taken together, Sandpiper offers a well-balanced way of living. A contemporary home with strong design, set within a genuine village, with estuary views, coast and countryside close by and clear links to the wider country.

North Devon

North Devon is a place that gets under your skin quietly, then stays. It is defined by contrast and balance. Wild Atlantic beaches and high, open moorland. Big skies and tucked-away valleys. Proper market towns with working harbours and countryside that still feels lived in rather than curated. Days here are shaped by light, weather and tide. Morning walks along cliff paths, afternoons spent inland among rolling farmland, evenings drawn back to the coast as the sun drops low and the air softens. It is a landscape that constantly invites you outside, whatever the season, and rewards those who slow down enough to notice it.

Life here is rich in the ways that matter. The coastline around North Devon is one of the most dramatic in the country, with long sandy beaches such as Woolacombe sitting alongside hidden coves and rugged headlands. Inland, Exmoor National Park offers vast open space, dark skies, quiet roads and a sense of freedom that is increasingly rare. Add to that strong local communities, excellent schools, independent food producers, traditional pubs and a pace of life that feels grounded and human, and it becomes clear why so many people come here for a weekend and stay for a lifetime.

North Devon is not about retreating from life, but about living it better.

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