

A HOME ABOVE THE TAW ESTUARY

Eblana

MEADOWSIDE · ASHFORD · BARNSTAPLE · EX31 4BS

BY DESIGN

Welcome

A house that faces the Taw estuary

4 BEDROOMS	2 RECEPTION ROOMS
1,885 SQ FT	1 ROOF TERRACE

Eblana stands high above the Taw estuary in the quiet village of Ashford. From its roof terrace the land falls away over open fields to the water, and the hills of North Devon roll on to the horizon.

The tide fills and drains the estuary below you through the day. As evening comes the water turns silver and then gold, and the last of the sun lights the front of the house.

This detached four bedroom home has 1,885 sq ft of living space, a garage and gardens on every side. One family has cared for the house and garden for many years, and Acers, azaleas and specimen trees have grown into a garden that would take a new owner decades to establish.

It comes to the market with no onward chain.



From the roof terrace, the Taw estuary opens out in front of you.

01 · SITTING ROOM

Room for long winter evenings

Oak floors run from the hall into the sitting room, which measures 19 ft 4 by 18 ft and takes light from two sides. A wide archway divides it into two areas: a sitting room around the fireplace and a study or TV room in front of a broad picture window.

That window frames the planted front garden and the estuary beyond. On a bright afternoon the sun pours across the oak, and the room holds a full house at Christmas with ease.





The garden in the foreground, the estuary in the distance.





02 · PRINCIPAL SUITE

A principal suite on the ground floor

A door from the sitting room opens into the principal bedroom, 15 ft 10 by 11 ft 11, with a full wall of mirrored wardrobes and two windows over the garden.

Its en suite has twin basins set into a long marble counter, a bath, a separate shower and a heated towel rail. With this suite on the ground floor, the house serves a family now and a couple later without a move.

0 3 · KITCHEN & DINING

A kitchen for every day, a dining room for the days that matter

The kitchen measures 13 ft 9 by 9 ft 10, with grey and cream shaker units, marble-effect worktops and a double Belfast sink beneath a wide window over the garden. A door opens straight onto the rear terrace for meals outside.

Across the hall, the dual-aspect dining room works as well as a second sitting room or a home office.











04 · FIRST FLOOR

Wake to water and open country

Bedroom two sits at the front of the house, 13 ft 10 by 11 ft 9, with a picture window over the roof terrace and straight down the estuary.

Bedrooms three and four look over the garden at the back. Each takes twin beds with ease, and one has a full wall of built-in shelving. A shower room with a curved walk-in shower serves all three.



0 5 · ROOF TERRACE

Breakfast in the sun, drinks at sunset

A door from the landing opens onto the roof terrace. A frameless glass balustrade keeps the view clear across the front garden, the field and the estuary to the hills beyond.

There is room for a table and chairs. This is where you will take breakfast in summer and bring guests as the day draws in.

06 · THE GARDEN

A garden planted with patience

Specimen trees, flowering shrubs and perennials fill the front and side gardens and give colour through the year. Terraces follow the sun from first light to last, so there is always a seat in the light.

Behind the house, Japanese maples in deep purple and bright green shade a paved terrace with a pergola, a timber shed, a greenhouse and beds for soft fruit and vegetables.







07 · ROOM TO GROW

Space to park, store and extend

Gates open onto a block-paved driveway with room for several cars and a garage with power, light and a workbench. A long glazed greenhouse catches the sun beside it.

The plot gives scope to extend the house or to build a further dwelling, subject to planning consent. Solar panels on the roof earn an income from the national grid.

The whole of North Devon within easy reach

Ashford lies on the north bank of the Taw between Barnstaple and Braunton. The village is small and quiet, and the Tarka Trail runs along the estuary just below it, a traffic-free path for walking and cycling into Barnstaple one way and on to Braunton and the coast the other.

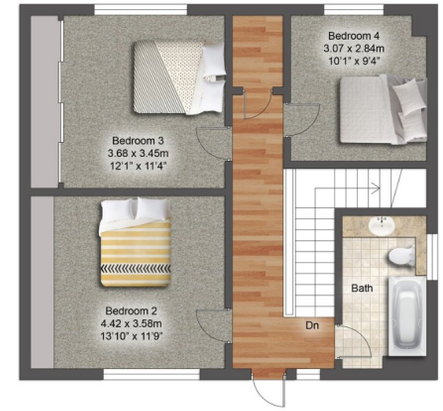
Barnstaple has the Pannier Market, shops, a cinema and North Devon District Hospital. Braunton opens onto Braunton Burrows, the dunes at the heart of the North Devon UNESCO Biosphere. The beaches at Saunton, Croyde, Putsborough and Woolacombe are all within twenty minutes, and Exmoor within half an hour.

DISTANCES, APPROXIMATE

Barnstaple town centre	3 miles
Braunton	3 miles
Saunton Sands & golf club	6 miles
Croyde Bay	9 miles
Woolacombe	10 miles
Barnstaple station	3 miles
M5 J27 & Tiverton Parkway	38 miles
Exeter	45 miles
London by train	about 2 hrs from Tiverton



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Ashford North Devon

Approximate gross internal area 1,885 sq ft (175.1 sq m), plus garage 180 sq ft (16.7 sq m). For identification only and not to scale.

Ground floor

Entrance hall

Sitting room 5.89 x 5.49m

Dining room 3.63 x 3.00m

Kitchen 4.19 x 3.00m

Cloakroom

Principal bedroom 4.83 x 3.63m

En suite bathroom

First floor & outside

Bedroom two 4.22 x 3.58m

Bedroom three 3.68 x 3.45m

Bedroom four 3.07 x 2.84m

Shower room

Roof terrace

Garage 5.49 x 3.05m

Greenhouse · Shed · Gardens

Surface water once reached part of the garden when a silt trap had not been cleared. The water did not reach the house. Clearing the silt trap once a year prevents a repeat. There is no broadband connection at present, so check available speeds at checker.ofcom.org.uk.

KEY INFORMATION

Guide price	£600,000
Tenure	Freehold
Council tax	Band F · North Devon Council
EPC	E (53), potential D (68)
Heating	Oil-fired central heating, double glazing
Services	Mains electricity, metered water and drainage
Solar panels	Earning an income from the national grid
Chain	No onward chain
Viewing	Strictly by appointment with By Design

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VIEWING

Come and see it for yourself

Photographs only hint at the view from the roof terrace. Book an afternoon viewing and stay to watch the light change over the estuary as the day ends. I will show you around myself and answer every question about the house, the plot and the area.

Graham Coton ANAEA

MANAGING DIRECTOR · BY DESIGN NORTH DEVON & EXMOOR

01271 611202 · 07581 168051

graham.coton@bydesignhomes.com

bydesignhomes.com

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