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Ashleigh Road, Barnstaple, Devon, EX32 8JY

An exceptional and individual 4/5 bedroom detached residence, this beautifully refurbished home offers spacious and highly versatile extended accommodation, ideal for modern family living. Situated within a short walk of Barnstaple town centre, it combines everyday convenience with excellent transport links and access to the surrounding North Devon countryside. Finished to a high standard throughout, the property seamlessly blends contemporary design with character features, including a superb double-aspect living/dining room with bi-fold doors opening onto a stunning landscaped garden enjoying far-reaching views.

The accommodation is both flexible and well-appointed, featuring a stylish kitchen/breakfast room with integrated appliances, a separate utility room, study area, and a versatile cinema room/bedroom five. Four further bedrooms include two en-suites alongside a modern family bathroom. Externally, the property benefits from ample driveway parking for up to five vehicles and a beautifully designed rear garden, perfect for entertaining or relaxing in privacy. A rare opportunity to acquire a turnkey home in a desirable and convenient location.

Asking Price: £630,000

- An exceptional and individual 4/5 bedroom detached residence, offering generous and versatile accommodation ideal for modern family living
- Situated within a short stroll of Barnstaple town centre, providing convenient access to a wide range of shops, restaurants, and everyday amenities
- Excellent transport connections nearby, making this an ideal base for both commuting and exploring the surrounding North Devon countryside
- Extensively refurbished and thoughtfully renovated to a high standard, seamlessly blending contemporary finishes with character features
- Impressive driveway providing ample off-road parking for up to five vehicles
- Beautifully landscaped rear garden, designed for both relaxation and entertaining, with a high degree of privacy
- Enjoying far-reaching views extending towards the surrounding countryside in the distance, creating a wonderful sense of openness and tranquillity
- Offering impressive, spacious, and highly flexible accommodation arranged to suit a variety of lifestyles
- Superb double-aspect living/dining room featuring stylish porcelain tiled flooring and three sets of bi-fold doors, seamlessly connecting the interior with the garden
- Contemporary fitted kitchen/breakfast room, beautifully appointed with a range of high-quality integrated appliances and ample space for informal dining
- Generous utility/storage room complemented by a separate cloakroom/WC for added practicality
- Useful study area leading off the kitchen, ideal for home working or additional living space
- Four well-proportioned bedrooms, including two with en-suite facilities, in addition to a modern family bathroom
- Versatile cinema room which could equally serve as a fifth bedroom, playroom, or additional reception space

Situated on the highly regarded Ashleigh Road in Barnstaple, this exceptional and individual 4/5 bedroom detached residence offers an outstanding opportunity to acquire a beautifully refurbished home of considerable style and substance. Enjoying an elevated position with far-reaching views across Barnstaple and towards the surrounding North Devon countryside, the property combines a sense of tranquillity with the convenience of being just a short stroll from the town centre, where a wide range of amenities, shops and restaurants can be found, along with excellent transport connections.

Extensively renovated and thoughtfully reconfigured by the current owners, the property now provides impressive, light-filled, and highly versatile accommodation, ideally suited to modern family living. Particular attention has been paid to quality and finish throughout, with contemporary design elements complementing more traditional features.

At the heart of the home lies a superb double-aspect living/dining room, a striking space enhanced by stylish porcelain tiled flooring and three sets of bi-fold doors that open seamlessly onto the rear garden, creating an ideal setting for both everyday living and entertaining. The kitchen/breakfast room is equally impressive, fitted with a comprehensive range of high-quality units and integrated appliances, with ample space for informal dining. A useful study area leads off the kitchen, providing an ideal work-from-home space, or place to relax and listen to some records. A generous utility/storage room and separate cloakroom can also be found on the ground floor.

The bedroom accommodation is arranged with flexibility in mind. There are four well-proportioned bedrooms, two of which benefit from en-suite facilities, in addition to a well-appointed family bathroom. The main bedroom is extremely impressive with space for a large king size bed, range of bedroom furniture, built in wardrobe unit and access to the generous ensuite shower room. A versatile cinema room with vaulted ceiling offers further adaptability and could easily serve as a fifth bedroom, additional reception room or playroom depending on requirements.

Externally, the property continues to impress. To the front, a substantial driveway provides ample off-road parking for up to five vehicles. The rear garden has been beautifully and extensively landscaped to create a private and inviting outdoor space, ideal for relaxation, alfresco dining and entertaining, while also making the most of the property’s elevated position and far-reaching views.

This is a rare opportunity to acquire a distinctive and turnkey family home in one of Barnstaple’s most desirable and convenient residential locations.























Entrance Hall - Bright, spacious and welcoming hallway with two windows to front aspect and main entrance door, stairs leading to first floor, Large radiator, under stairs storage cupboard, doors off to principal rooms, laminate flooring.

Living and Dining Room - 32'3" x 15'4" (9.83m x 4.67m)

Fabulous spacious double aspect living room with ample dining space, bifold doors to Rear aspect and two sets of bifold doors to side aspect really allowing the outside in with the added benefit of fitted blinds. Stylish porcelain tiled flooring runs throughout the living area, spot lighting.

Inner Hallway - Doorway leading through to utility room, opening through to cloakroom.

Cloakroom - 9'1" x 6'1" (2.77m x 1.85m)

UPVC double glazed opaque window to side aspect, low-level WC, radiator, hand basin, fitted base and wall mounted cupboards, laminate flooring.

Utility/Storage Room - 17'3" x 7'8" (5.26m x 2.34m)

Very useful room which serves as a well equipped utility room with additional excellent storage or multipurpose room. UPVC double glaze windows to front and side aspect, UPVC double glazed door giving access to the side of the house, radiator, sink unit with draining board, space and plumbing for washing machine and dryer, extensive range of fitted base and wall mounted cupboards with Work surface area incorporated, laminate flooring.

Kitchen - 15'1" x 10'10" (4.6m x 3.3m)

Stylish fitted kitchen benefiting from Bifold doors which open to the rear patio area making it ideal for family gatherings or entertaining. You will find a range of of high gloss fitted cupboards and drawers, breakfast bar and island,sink unit with draining board with new mixer tap, range of high-quality integrated appliances to include a new self cleaning Miele and Neff oven, heated tray, Miele induction hob, Neff extractor hood and Neff dishwasher. There are also various deep pan drawers and carousel storage cupboards which is well thought out and a great use of the space. Spotlighting, laminate flooring, large radiator.

First Floor Landing - Bright and spacious area giving access to all the bedrooms and family bathroom.

Bedroom One - 23'8" x 15' (7.21m x 4.57m)

Superb master bedroom with space four large king size bed and various other bedroom furniture, UPVC double glazed window to rear aspect with lovely views over rear garden, large fitted wardrobe unit with sliding mirror doors, spotlighting, radiator, Laminate flooring, door leading through to ensuite.

Bedroom Two - 8'9" x 12'2" (2.67m x 3.7m)







UPVC double glazed window to rear aspect with lovely views over rear garden, radiator, fitted wardrobe unit, fitted carpet, sliding door leading to ensuite.

En-Suite Shower Room - 9'9" x 3'1" (2.97m x 0.94m)

UPVC double placed window to side aspect, low-level WC, hand basin, fully tiled porcelain walls, laminate flooring.

Bedroom Three - 12' x 11'9" (3.66m x 3.58m)

UPVC double glaze window to front aspect, radiator, fitted carpet.

Bedroom Four - 10'9" x 7'11" (3.28m x 2.41m)

UPVC double glazed window to side aspect, radiator, fitted carpet.

Family Bathroom - 5'5" x 7'11" (1.65m x 2.41m)

Contemporary bathroom suite comprising panel bath with warm mounted shower over and shower screen, pedestal hand basin, low-level WC, heated chrome towel radiator, heated mirror with lighting, fully tiled walls, extractor fan, sun tube, Aqua flooring.

Cinema Room/Bedroom Five - 9'9" x 15'4" (2.97m x 4.67m)

A fantastic extension to the property, a bright spacious and flexible room offering a variety of uses, high vaulted ceiling, Velux windows with fitted blinds, large UPVC double glaze window to front aspect, spot lighting, laminate flooring.

Outside - To the front of the property is a private driveway providing parking up to 5 cars. To the rear is a quite superb outside space, which has been extensively levelled, dropped and widened. The current vendors have spared no expense, to create a wonderful area to relax play or entertain. The lower area of the garden enjoys an extensive deck secluded area which can be access from both the living room and kitchen via the large bifold doors. This is a great area to entertain guests, or enjoy some alfresco dining. To compliment this area is a new electric controlled Awning, leading off the kitchen, really bringing the outside in, whatever the weather. The current owners have also included the large hot tub within the sale, which is positioned close by and enjoys a great deal of privacy. It's a great spot to unwind after a hard day at work or for friends and family to enjoy a treat. Steps then lead up to the next tier of the garden which comprises a further decked and sunbathing area, low maintenance landscape beds and large level artificial grass area. Real highlight to the rear garden is the extensive porcelain tiled sun terrace which can be accessed via a large and impressive set of porcelain steps. This is a stunning area to unwind on those warmer summer months, whilst taking in far reaching views over Barnstaple and towards the countryside in the distance. The terrace has been thoughtfully designed and landscaped, with attractive borders and even some mature palm trees, adding a real holiday feel to the outside space. You can certainly imagine spending hours in this fabulous garden, and to get an outdoor space of this size and quality so close to the town centre, is rare indeed.

Note - For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Some photographs may have been taken using a wide-angle lens. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. All room sizes and measurements are approximate and should not be relied upon for the purposes of carpets, furnishings or other fittings. If there are any important matters likely to affect your decision to purchase, please contact us prior to viewing the property.



Ground Floor First Floor

Total floor area: 199.2 sq.m. (2,144 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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