



S T R A N D H O U S E

Strand House

Braunton Road, Ashford, Barnstaple EX31 4AU

- Barnstaple and Braunton 10 minutes
- Saunton beach/Golf club 15 minutes

A superbly presented Grade II Listed detached period residence located on the banks of the Taw Estuary with private access to the Tarka Trail

A recent holiday guest wrote 'We have thoroughly enjoyed our stay & wouldn't hesitate to come back again. A beautiful house, stunning dining room in a perfect location'.





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The Main House

Ground Floor - Entrance lobby, cloakroom, separate WC, entrance hall, sitting room/library, dining room, orangery/garden room, kitchen/breakfast room/family room, scullery, boot room, games room.

First Floor – Landing, master bedroom with dressing room and en-suite bath/shower room, 4 further bedrooms, family bath/shower room, further shower room.

Second Floor – Large attic room (ideal for storage, conversion to play room, studio, office, additional accommodation etc).

Secondary Detached Single Storey Period Building – suitable for use as gym, offices, studio, etc, or with change of use potentially for annexe, holiday let etc. Currently arranged as two rooms and shower room.

Double garage, ample additional parking, walled garden, landscaped terraces with emphasise on leisure and to enjoy the view, additional orchard/gardens/small paddock. In all about 1.24 acres.

Situation & Amenities

Strand House enjoys a truly unique south facing position being set within its own grounds, literally adjoining the Tarka Trail (with private access), with breath taking infinity estuary views beyond. The Tarka Trail is a former railway line route which runs from Braunton to Meeth, covering about 30 miles and a series of connected footpaths, bridleways and cycle paths which pass through some of North Devon's most beautiful scenery. At the same time the property is set back and down from the road where bus services pass by. The local garden centre/farm shop is just across the road and nearest pub/restaurant is within 15 minutes level walking

distance. Strand House is one of just two properties in this secluded but most convenient and unique position. Ashford lies between Barnstaple and Braunton and is surrounded by lovely countryside with the glorious sandy beaches at Saunton Sands, Croyde Bay, Putsborough and Woolacombe all being within easy reach and renowned for their excellent surfing - some of the best in the UK. For golfers there is the nearby golf course with two championship links courses at Saunton. Barnstaple town centre is within easy driving distance and offers an excellent range of amenities including both local and national high street shops, banks and leisure facilities including cinema and leisure centre as well as theatre and North Devon District Hospital, just on the periphery of the town. Both Barnstaple & Braunton offer primary and secondary schools/colleges and further afield there are reputable private schools at West Buckland [about 25 minutes by car], with local pick up points as well as Blundells at Tiverton. The North Devon Link Road (A361) is also convenient and offers a fast route to the M5 at Junction 27 (Tiverton) and the Motorway network beyond, or Tiverton Parkway provides a fast service of trains to London Paddington in just over 2 hours. There is a branch railway link from Barnstaple to Exeter St Davids and Exeter Central. The nearest international airports are at Exeter or Bristol. Exmoor National Park is about half an hour by car as is the Cornish border. For those interested in ornithology this is a perfect site for both garden birds and those more unusual water birds attracted amongst the reeds of the adjoining estuary. We understand that there are also some outstanding sunsets to be enjoyed from the property.





Description

Strand House is a striking detached period country house which presents painted rendered elevations, one relieved by fixed window shutters, another by a 24 holed projecting wooden dove cote suspended from eaves level, with mainly double glazed windows beneath a slate roof. The property is Grade II Listed as being of Architectural and Historical importance and the original core is understood to date back approximately 400 years. There is still evidence of some wattle and daub in the second floor attic room. There are many other period features including a fine Georgian staircase and also an influence from the 1930s. During the last 15 years or so, the vendors have lovingly and sympathetically restored the property to a high standard cleverly incorporating quality 21st century refinements with the aforementioned original features. The accommodation is versatile, beautifully presented and exudes quality and style. The current owners have utilised Strand House as their main residence but since 2021 as a thriving holiday let, further details of projected income are available upon request from the selling agents if relevant. The majority of the contents are available by separate negotiation.

The separate detached former piggery is single storey and present elevations of stone and painted render with double glazed windows beneath a tiled roof. This is arranged as three rooms, suitable for a variety of uses already outlined in these particulars. The delightful gardens and grounds complement the house and are arranged as a series of external 'rooms' and represent a blank canvas for a buyer to 'stamp their mark'.

All in all Strand House is a special property which really needs to be viewed to be fully appreciated.

Ground Floor

Front door to **Entrance Lobby** ornate original chequered quarry tiled flooring, coats hanging recess. **Cloakroom** with low level WC, pedestal wash basin, fitted shelved cupboard and meter cupboard over. From the lobby there is a half glazed inner door to **Sitting Room/Library** with double glazed window allowing views over the estuary, window shutters, window seat, open fireplace with ornate stone surround, fitted book cases to two walls, oak flooring, exposed beam. **Dining Room** This lovely period room can comfortably accommodate 12 guests, with plenty

of elbow room around the table and features a pair of double glazed windows allowing estuary views both with shutters, stone fireplace with fitted wood burner, illuminated alcoves flanking either side, both with store cupboards under, ornament rail, oak flooring. **Inner Hallway** with cupboard under stairs, two shelved cupboard, two display recesses, oak flooring, Georgian staircase rising to first floor (described later).

Orangery/Garden Room a fabulous room, very bright with two walls of bi fold multipaned double glazed doors allowing views over the rear courtyard and to the estuary, double glazed roof with two window vents, oak flooring.

Kitchen/Breakfast Room/Family Room another stunning spacious, double aspect room with pair of double glazed French doors to the rear courtyard/terrace also with estuary views, stone fireplace with fitted wood burner, windows with display shelving beneath flanking either side, there is oak flooring running throughout the room as well as ornate ceiling coving and roses, the quality kitchen units by Neptune, are finished in a light green country theme with wooden handles, topped by polished granite worksurfaces also with a hint of green and incorporating double Belfast sink, storage cupboards under, integrated Bosch dishwasher, adjoining wine bottle rack, feature fireplace with recessed Rangemaster incorporating electric ovens and 6 ring gas hob, extractor fan over, further range of storage cupboards with space for American style fridge/freezer cupboards over, matching central island/breakfast bar with cupboards and drawers beneath. **Scullery** with original slate flooring and terracotta channels understood to date back 400 years, large fitted period dresser, two thirds of which is glass fronted with storage cupboards below, Belfast sink, slate worksurfaces, cupboards beneath, storage/utility cupboards concealing Worcester wall mounted gas fired boiler for central heating and domestic hot water, space and plumbing for washing machine, space for tumble dryer, rear lobby with cupboard under stairs, door to outside. **Further Lobby With Store Room and Boot Room/Former Larder** off, **Further Lobby** and secondary staircase leading to first floor (described later). **Games Room** with slate flooring, window seat, painted beamed ceiling.

First Floor

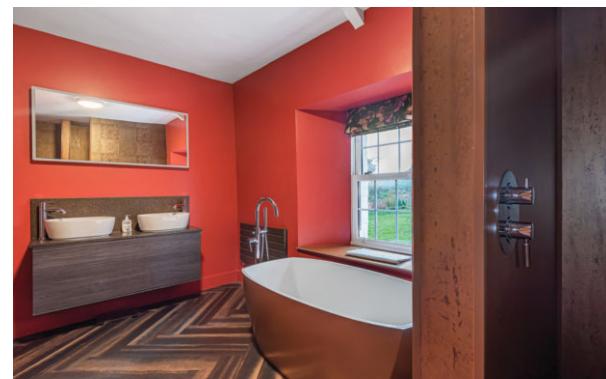
The elegant Georgian staircase is a particular feature of the property and rises to the first floor which is arranged in a T shape, which, in effect, creates three wings of bedrooms, each served by separate landings. The **Main Landing** provides access to the **Master Bedroom** with double aspect estuary views, ornamental fire place, slate surround, double built in wardrobe, large original exposed wooden floor boards. **Dressing Room** also with original exposed floor boards, clothes hanging rails, shelving and drawers. **En-Suite Bath/Shower Room** with contemporary suite of free standing bath tub, free standing stainless steel mixer tap/hand held shower unit, his and her oval ceramic wash basins, vanity surround, drawers beneath, illuminated wall mirror above, shower cubicle with maple effect surround, drench shower unit, non-slip flooring, low level WC, heated towel rail/radiator, copperised effect herringbone vinyl flooring. **Secondary Inner Landing**. **Bedroom 2** double glazed window and estuary views, ornamental fireplace, fitted mirror fronted double wardrobes, white washed floor boards. **Bedroom 3** double glazed windows with estuary views, fitted double wardrobe, cupboards above, fitted dressing table/desk unit, wood effect flooring. **Family Bathroom/Shower Room** with contemporary suite comprising free standing ball and claw footed bath tub, pedestal basin, low level WC, heated towel rail/radiator, walk in drench shower with mosaic slate surround and floor, recessed wall mirror, recessed toiletries shelf, distressed painted wooden flooring. **Half Landing** with cupboard housing hot water cylinder, leading on to **Third Inner Landing** with

built in storage cupboard and return secondary staircase to ground floor. **Bedrooms 4 & 5** form part of the original house, bedroom 5 has a built in wardrobe. **Shower Room** with tiled cubicle, low level WC, pedestal wash basin, mirror fronted medicine cabinet, shaver point, heated towel rail/radiator, wood effect flooring, sky light. From the main landing there is a staircase rising to

Second Floor

And to an extensive floored **Attic Space** with built in cupboards, two double glazed Velux windows allowing estuary views, exposed A frame beams. This space is ideal as a play room for hobbies, storage, office etc, or potentially conversion to additional bedroom accommodation subject to a buyer's requirements.

The **Detached Single Storey Former Piggery** is an excellent period building which has been sympathetically rebuilt to a high specification and blends quality contemporary fittings with original period features which includes some wattle and daub, it has an impressive studded front door leading directly into the **First Room** where there is a Belfast sink, polished slate worksurfaces and rustic cupboards beneath, exposed stone wall and two Velux windows in addition to the double aspect double glazed windows. There is a **Wet Room** with tiled and glass cubicle, low level WC, wash hand basin and tiled floor. **Room 2** also features an exposed stone wall, is double aspect and double glazed, also with Velux window. Adjacent is a **Double Garage** with two pairs of wooden doors, power and light connect, part vaulted ceiling and separate boiler for independent gas fired under floor heating. **Two Small Storage Sheds** adjoin this building.



The Gardens & Grounds

From the road the property is approached through a pair of galvanised gates on stone pillars, the driveway is initially flanked by areas of lawn, well established borders and specimen trees and shrubs, the driveway then sweeps down in front of the house and onwards to an area which provides ample turning and parking space. Above the former piggery building is a most attractive walled garden (two sides are walled 1 is fenced and the fourth bounded by the building itself) this provides seclusion, privacy and shelter, there are sweeping lawns interspersed with fruit trees, nearest the drive is a rose garden, to the rear of the piggery building is a private terrace and log store, a fence and gateway then separates the drive from the rear garden where there is a small area of lawn and private gate directly on to the Tarka Trail, a low retaining wall is topped by galvanised fencing, between this and the house is the rear terrace on two levels arranged with emphasis on the view and leisure, the lower terrace can accommodate table and chairs for Al-Fresco dining, the upper terrace has a firepit and fitted semi-curricular benches, there is a further fixed L-shaped bench and fixed BBQ stations.

A little used public byway, on the other side of stone garden wall to the front, separates the additional garden area which is initially laid to lawn interspersed with further established and young trees, there is a large **Timber Garden Shed**, a separate **Timber Log Store** and then a five bar gate leads through to a triangular shaped wooded area with return gate to the main road and formerly used as a horse paddock.

Services

Mains electricity, gas and water, independent gas fired central heating systems to the main house and secondary building which is under floor. Private cesspit drainage.

Directions

Leaving Barnstaple on the Braunton Road, as you enter Ashford pass through the speed restricted area, pass the garden centre on your right and the access to Strand House is within a short distance on the left hand side

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.

Strand House & Outbuilding

Approximate Area = 3814 sq ft / 354.3 sq m
 Limited Use Area(s) = 359 sq ft / 33.4 sq m
 Outbuilding = 695 sq ft / 64.6 sq m (Excludes shed)
 Total = 4868 sq ft / 452.2 sq m

For identification only - Not to scale

