



Oaklands





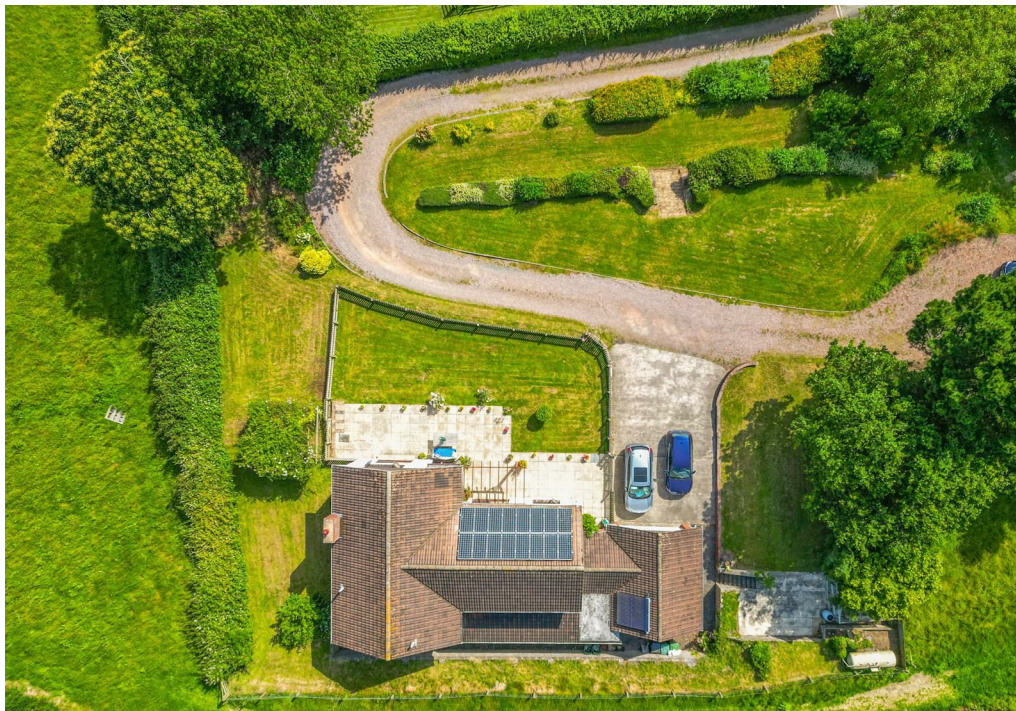


# Oaklands

Long Lane, Ashford, Barnstaple, Devon, EX31 4BT

Towards end of a quiet, no-through lane. Local garden centre/restaurant - walking distance. Braunton, Barnstaple, Saunton Beach/Golf Club - all within 15 minutes

An individual detached 1980s house of quality, offering tastefully modernised, eco-friendly accommodation on high ground with stunning views of both coast & country



- Hall, Cloakroom, 3 Reception Rooms
- Kitchen/Breakfast Room/Playroom
- Shower Room/Sauna
- Landing, Balcony, 4 Bedrooms & 2 Bathrooms
- Air Source Heat Pump, Solar & Thermal Panels
- Double Garage & Parking
- Mature half acre garden incl; Potential plot (STP)
- Fantastic views & sunsets
- Council Tax Band G
- Freehold

Guide Price £965,000

## Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

### SITUATION & AMENITIES

In terms of location, Oaklands enjoys the best of all worlds – being set towards the end of a quiet, no-through private lane and on high ground, with magnificent panoramic views of the estuary, to the sea and of open countryside from all principal rooms, not to mention the sunsets and twinkling lights at nighttime. At the same time, Braunton, Barnstaple, the coast, the Tarka Trail, Saunton Golf Club, North Devon's famous surfing beaches/villages, Exmoor and the Link Road are all within easy access. The popular village of Ashford (which boasts a garden centre with café and restaurant) 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. Both Barnstaple and Braunton offer a good range of amenities, including shops, banks and restaurants. As the regional centre Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as Pannier Market, live theatre and North Devon District Hospital – just on the periphery of the town. From Barnstaple, the North Devon Link Road (A361) offers a fast route to the M5 at Jct.27 (Tiverton) and the motorway network beyond. At Tiverton Parkway there are trains to London Paddington in just over 2 hours, and from Barnstaple a branch railway line links with Exeter St Davids and Exeter Central. The area is well served by excellent state and private schools, including the renowned West Buckland School with local pickup points. The nearest international airports are at Bristol and Exeter.

### DESCRIPTION

Oaklands comprises an individual detached residence, which presents elevations of painted render and exposed brick work with tiled gable and double-glazed doors and windows, beneath a tiled roof. We understand that the property was originally built during the 1980s but has been greatly enhanced during the current owners' 19-year tenure - particularly over the last 5 or so years with many eco-friendly benefits having been added. The property offers bright, spacious, versatile and well-presented accommodation which is arranged over two storeys. This includes: on the Ground Floor – HALL, CLOAKROOM, SITTING ROOM, STUDY, DINING ROOM, KITCHEN/BREAKFAST ROOM/PLAYROOM with Aga, UTILITY ROOM, SHOWER ROOM/SAUNA. On the First Floor – LANDING with access to BALCONY, 4 BEDROOMS – with the principal having a DRESSING ROOM and ENSUITE SHOWER ROOM and FAMILY BATH/SHOWER ROOM. Externally there is an attached DOUBLE GARAGE with the potential to convert to an annexe (stpp). There is ample additional parking and mature gardens of a good size, which incorporate a potential building plot – subject to planning permission.





## ACCOMMODATION

### GROUND FLOOR

**PORCH.** Inner door to **ENTRANCE HALL.** **CLOAKROOM** wash hand basin, vanity cupboard below, low level wc. **SITTING ROOM** a lovely double aspect room featuring a brick fireplace with fitted wood burner inset, Bressumer beam, sliding doors leading onto the **TERRACE** as well as providing a picture window view of both coast and country. Returning inside the room there are folding glazed doors which opens via an archway to a **STUDY** (also accessed from the **ENTRANCE HALL**). The room is therefore ideal divided as two or opened as one excellent through entertaining space. **DINING ROOM** with a pair of sliding double glazed doors to **TERRACE** – once again also doubling up as a picture window to enjoy the fabulous views. **KITCHEN/BREAKFAST ROOM/PLAYROOM** arranged in three distinct zones. The **KITCHEN** is fitted with an excellent range of modern units in a white theme, topped by slate effect work surfaces and incorporating 1 ½ bowl stainless steel sink, integrated dishwasher, LPG-fired Aga which also has an electric component. There is a 4-ring LPG hob, large splashback, tiled flooring, space for American-style fridge/freezer, breakfast bar peninsula separator, range of built-in larder cupboards, access to the **PLAYROOM** area. There is tiled flooring throughout the room. **UTILITY ROOM** single drainer stainless steel sink unit, adjoining cupboards, appliance space under, plumbing for washing machine, fitted storage cupboard. **SHOWER ROOM** and **SAUNA** tile effect flooring, extractor fan, shower cubicle, Zoki infrared sauna in pine with electric light. From the **UTILITY ROOM** there is a pedestrian door leading to the **DOUBLE GARAGE** (described later).

### FIRST FLOOR

**LANDING** built-in storage cupboard, French doors to **BALCONY** – enjoying the best of the views. **BEDROOM 1** a triple aspect room, once again with dramatic views. **DRESSING ROOM** with three double wardrobes. **ENSUITE SHOWER ROOM** with contemporary fittings including shower cubicle, his'n'hers wash hand basins with vanity cupboards beneath, oval wall mirrors above, wall lights, shaver point, low level wc, heated towel rail/radiator, vinyl tiled flooring and one of the best views from a bathroom in North Devon. **BEDROOM 2** double aspect, double built-in wardrobe, fine views. **BEDROOM 3** fine views, double built-in wardrobe cupboard. **BEDROOM 4** views over fields. **FAMILY BATHROOM** once again with contemporary fittings including panelled bath, handheld shower attachment, tiled surround, ladder style towel rail, wash hand basin, vanity cupboard, double built-in shower cubicle with handheld and drench units, low level wc.

### OUTSIDE

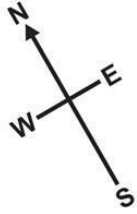
The property is approached via a meandering private driveway, which we understand is owned and maintained on a 50/50 basis between Oaklands and the last property at the end of the drive beyond it. The drive separates the **LOWER GARDEN** from the **UPPER GARDEN**. The **LOWER GARDEN** is arranged as two tiers of lawn, bounded and interspersed with mature specimen shrubs and trees, with steps connecting the two levels. This is where the potential building plot lies – subject to planning permission. The formal **FRONT GARDEN** is enclosed by attractive picket fencing, and to the left of this is a driveway providing parking for approximately 4 vehicles and leading to the **DOUBLE GARAGE**. This has an electric roller door, hot water cylinder, plant for solar panels, window and power and light connected. To the left of the drive is a raised **LAWN AREA** and an aluminium framed **GREENHOUSE**. To the front of the house, the picket fence encloses an area of lawn. There is an extensive **TERRACE** from which to enjoy the best of the views and some Al fresco dining. This is covered in part by a rustic **PERGOLA** and beyond the front garden enclosed by the fencing is a secondary **PERGOLA** – clad in a well established climbing rose. There is a compost area to the right of the house, and to the rear a narrow strip of land – ideal as a bin storage area.

### SERVICES

Mains electricity and water are connected. Central heating is by air source heat pump. There is an LPG tank feeding the gas hob in the otherwise electric Aga. Draining is to a private septic tank. There are solar thermals and panels.

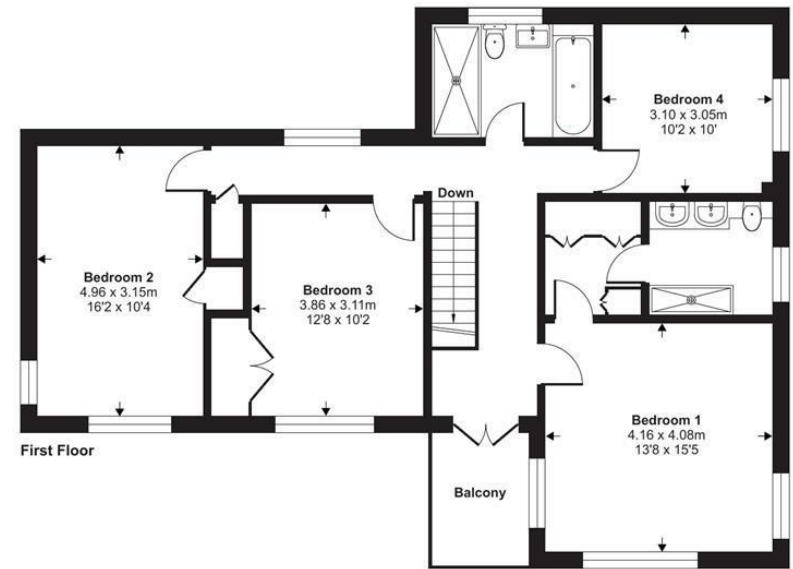
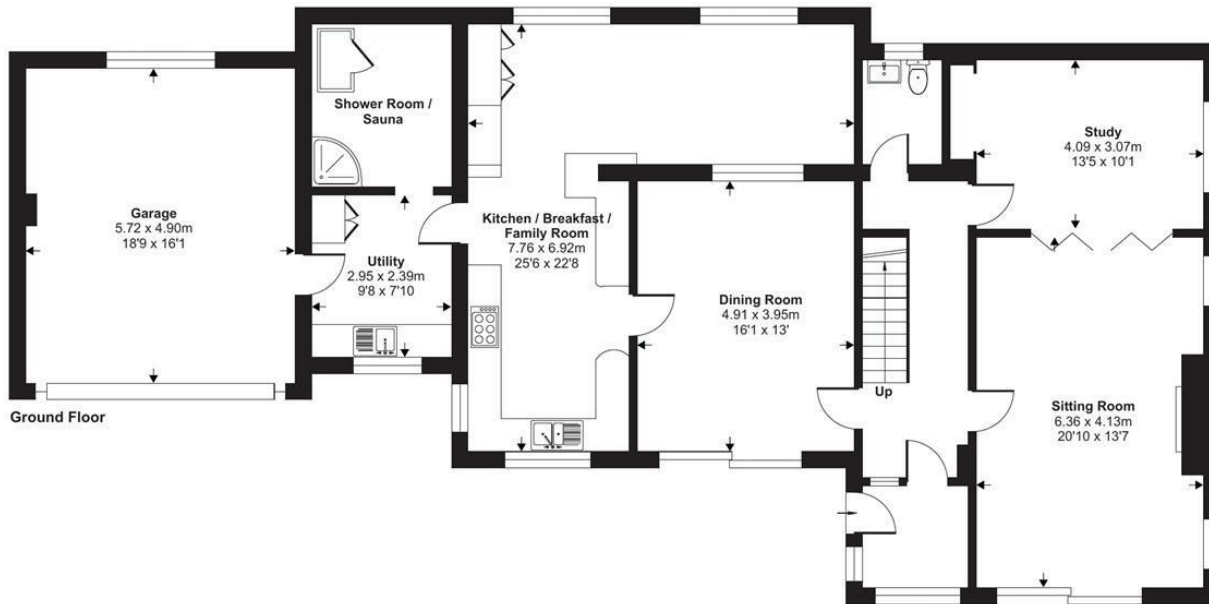
### DIRECTIONS

From Barnstaple proceed on the A361 towards Braunton. Continue along the dual carriageway, taking the turning right signposted Ashford, by the garden centre. Continue into the village and as you climb the hill, eventually bear right into Long Lane. After a few hundred yards bear left up a private drive (which highlights the name of Oaklands and three other properties on the nameplate at the bottom of it) and Oaklands will be found towards the top, on the right-hand side.



Approximate Area = 2385 sq ft / 221.5 sq m  
 Garage = 302 sq ft / 28 sq m  
 Total = 2687 sq ft / 249.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1470918



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	80	82
	EU Directive 2002/91/EC	



