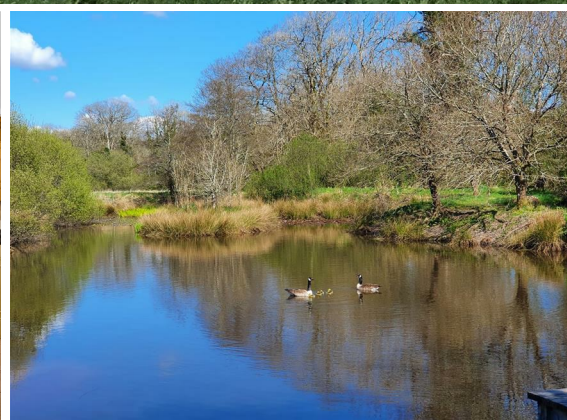




**Near Ashwater  
Barn Conversion  
4 Bedrooms  
9.4 Acres**

**Offers In Excess Of  
£950,000**

**Superb Orangery  
Mixed Woodland  
Bespoke Handmade Oak  
Kitchen  
Superb Gardens**



 **Millerson**  
millerson.com

Near Ashwater  
Beaworthy  
Devon  
EX21 5DL

This extraordinary residence, initially converted circa 1992 and subsequently extended and meticulously renovated, now unfolds as a haven of generous and flexible family living spaces. The current owners have lavished care on the property, showcasing numerous noteworthy features. A warm and inviting entrance hall leads to the versatile bedroom 5/snug/study and a well-appointed shower room, offering options for a dependent relative or a dedicated workspace for those working from home. The character-rich sitting room boasts an attractive fireplace housing a multi-fuel stove, opening into the stunning orangery with an atrium roof, providing panoramic views of the landscaped gardens.

The heart of the home resides in the kitchen/diner, adorned with solid handmade bespoke units, a spacious central island, and granite countertops. A superb Aga-style range and walk-in pantry cater to the culinary enthusiast. A useful boot room leads to the utility room, cloakroom, and rear porch opening to the gardens. Upstairs, the master suite commands attention with a triple-aspect bedroom, dressing room, and en suite bathroom. Three additional double bedrooms and a family bathroom complete the first floor. Throughout, character features such as exposed timbers, solid oak latch doors, stable doors, window seats, and bespoke oak bookcases create a harmonious blend of character and contemporary style. The home is equipped with low-energy LED lighting, underfloor heating in some areas, oil-fired central heating, and solar hot water from privately owned panels.

Approached down a private tree-lined lane, shared with only a few properties, this discreetly positioned residence offers privacy and seclusion. The front enclosed courtyard provides off-road parking, a carport, and two loose box stables currently utilised as storage. A former ménage could be reinstated if desired. The meticulously landscaped rear gardens feature a fruit and vegetable garden with raised beds, a fruit cage, and a Victorian-style greenhouse. The formal gardens include a lawn with a summerhouse for al fresco evenings, an extensive sandstone patio accessible from the kitchen or orangery. The land comprises mixed native woodland with mowed pathways leading to the culm grass area, stream boundary, and a lake with a jetty, frequented by Wild Canada Geese and ducks. A detached timber farm shed sits at the top of the land, providing stunning countryside views. The property's curtilage extends to approximately 9.4 acres, with an additional 5 acres of south-facing pastureland available by separate negotiation, creating a haven for wildlife such as deer, pheasants, and kingfishers.

#### LOCATION

The property is located in an idyllic setting within its own grounds bordering unspoilt rolling Devon countryside. Being approximately four miles from the village of Ashwater with a shop/post office, a public house, primary school, church and a village hall. The village of Halwill Junction is approximately the same distance and the market town of Holsworthy is seven miles which offers a larger range of amenities including Waitrose, a leisure centre and schools. Okehampton, Launceston and the Cornish Coastal town of Bude are approximately fifteen miles respectively and all offer a comprehensive range of amenities and leisure facilities, with Okehampton having direct access onto the A30 and train links.

#### THE ACCOMMODATION

Oil fired central heating, underfloor where indicated and hardwood double glazed throughout, comprises; (all measurements are approximate)

#### ENTRANCE HALL

13'1" x 13'1"ax.

Half glazed stable door into wide welcoming hall. Stairs to first floor. Exposed beam. Doors to;

#### BEDROOM 5/SNUG/STUDY

13'5" x 13'11"

Double aspect with deep sills. Radiator with cover. Book shelving. Built-in wardrobe with solid oak twin doors. Exposed beam.

#### GROUND FLOOR SHOWER ROOM

8'7" x 5'10"

Electric underfloor heating. Large walk-in shower, mains fed rainfall and detachable shower heads. Chrome heated towel rail. Vanity basin with cupboards below. Low level WC, concealed flush. Illuminated/heated mirror. Extractor fan. Fully tiled walls. Recessed shelving.

#### SITTING ROOM

26'9" x 14'5"

Double aspect to front and rear, deep sills and window seat to rear. Brick fireplace housing Clearview multi-fuel wood burner, heavy timber mantle, slate hearth. Exposed beams. Corner bespoke oak fitted unit comprising book shelving, display shelves and storage cupboards. French doors lead into;

#### ORANGERY

16'1" x 15'1"

Atrium roof and glazed windows with double opening doors into the gardens. Exposed stonework to one wall with niche alcoves. Engineered oak flooring with underfloor heating. A stunning room to enjoy the beautiful outlook over the gardens.

#### KITCHEN/BREAKFAST ROOM

20'0" x 16'9"

Double aspect to side, patio doors overlooking rear gardens. Striking two-tone, bespoke Oak handmade fitted kitchen with range of wall and base units, illuminated display units and shelving. Belfast twin sink with mixer tap. Integrated appliances include dishwasher and fridge/freezer. Electric Everhot Range with 3 ovens, hot plates and induction ceramic hob. All complemented by granite worktops with matching upstands and central island with granite top, inset circular sink, cupboards and pan drawers below with power sockets. Tiled splashback to wall behind Aga with superb canopy extractor over. Walk-in PANTRY with automatic lighting, slate work surface and shelving. Underfloor heating. Under unit led lighting. Half-glazed stable door into;

#### BOOT ROOM

9'11" x 5'1"

Stable door to outside. Coat rail and shelf. Underfloor heating extends from this room into the;

#### UTILITY ROOM

10'1" x 9'3"

Stable doors from the boot room and to the rear. Range of wall and base units under roll edge work surface with matching upstands, incorporating corner ceramic sink. Space and plumbing for automatic washing machine and tumble dryer. Shelving to one wall for boots/storage.

#### CLOAKROOM

Low level WC with concealed flush. Vanity wash basin with cupboard unit below. Chrome heated towel rail. Brick tiling to walls. Floor mounted Grant oil fired BOILER supplying central heating and hot water.

#### REAR PORCH

Opening out onto the rear garden. Log storage. Oak seat.



4



3



3



C



### FIRST FLOOR LANDING

Window to front at floor level. Wide landing area. Display shelf. Access to loft space. WALK-IN STORE with shelving. Exposed roof trusses. Door leading to;

### MASTER SUITE with lobby to;

#### BEDROOM

19'5" x 12'0"

Being triple aspect enjoying views over the gardens and surrounding countryside. Opening leads to the;

#### DRESSING ROOM

10'5" x 5'9"

Range of hanging and shelving with drawers below and built in wardrobe.

#### EN SUITE BATHROOM

9'6" x 8'10" max

Overlooking the gardens and countryside beyond. Bath with mains fed shower over. Low level WC with concealed flush. Vanity basin with cupboards below. Illuminated/heated mirror. 2 chrome heated towel rails. Built-in airing cupboard with slatted shelving, hot water cylinder, controls for hot water solar panels, storage cupboard above. Extractor fan.

#### BEDROOM 2

13'8" x 12'10"

Enjoying superb views. Range of built-in wardrobes to one wall. Display shelf. Exposed roof truss.

#### BEDROOM 3

14'3" x 13'0" max

Range of built-in wardrobes to one wall with storage above and display shelves. Book shelving.

#### BEDROOM 4

14'4" x 7'9"

Window at floor level. Range of built-in wardrobes to one wall. Book shelving. Exposed roof truss.

#### BATHROOM

9'8" x 7'4" max

Comprising bath with mains fed shower over, corner taps. Vanity basin with cupboard, illuminated/heated mirror above. Low level WC with concealed flush. Chrome heated towel rail on timer. Extractor fan. Exposed stonework to one wall. Exposed roof truss. Tiling to walls. Built in shelved linen cupboard with timer controls, tubular heater.

#### OUTSIDE

Approached via a 1/3rd of a mile long private tree-lined lane, shared with only a small cluster of properties, which leads to an area within the concrete yard offering parking and private timber gate entrance into a walled, enclosed courtyard providing further off-road parking. Outside taps, lighting and power sockets.





Near Ashwater, Beaworthy, Devon, EX21 5DL

**CARPORT AND STABLES**

28'11" x 16'5"  
Incorporating 2 LOOSE BOXES, currently used for storage. Light/power connected. Window. Concrete floor. From one loose box a door leads to the rear, where the OIL STORAGE TANK is located.

**TOOL SHED**

8'11" x 8'0"  
Light/power connected. Window. Housing BORE HOLE filtration unit.

**FORMER MENAGE**

This former Ménage could be re-instated if required. Currently used to house Chickens. Wild Flower Meadow.

**FORMAL GARDENS**

Exceptionally well landscaped gardens, with extensive lawns, an abundance of mature trees and shrubs and for those seeking self-sufficiency a very productive FRUIT AND VEGETABLE GARDEN with a 4.5m x 4m FRUIT CAGE with various mixed berries. Raised vegetable/flower beds and Lily Pool. Compost Bins. Stunning VICTORIAN STYLE GREENHOUSE with power connected and provision for water to be connected. Self-opening windows. The remainder of the formal gardens are laid to lawn with SUMMERHOUSE. An extensive sandstone patio can be accessed from the Kitchen or the Orangery.

**THE LAND**

From the gardens, a pathway or vehicle access at the front of the house guides through a five-bar gate into the main field, primarily composed of mixed native woodland. Winding mowed pathways lead down to the Culm Grass area and to the serene LAKE with a Jetty, a cherished spot frequented by a variety of wildlife, including deer, badgers, hedgehogs, foxes, and a myriad of bird species such as owls and kingfishers. The lower boundary is bordered by a tranquil stream. At the pinnacle of the land lies the...

**DETACHED TIMBER FARM SHED**

20'2" x 18'0"  
Double doors. With concrete base, ideal for garden machinery storage.

**SERVICES**

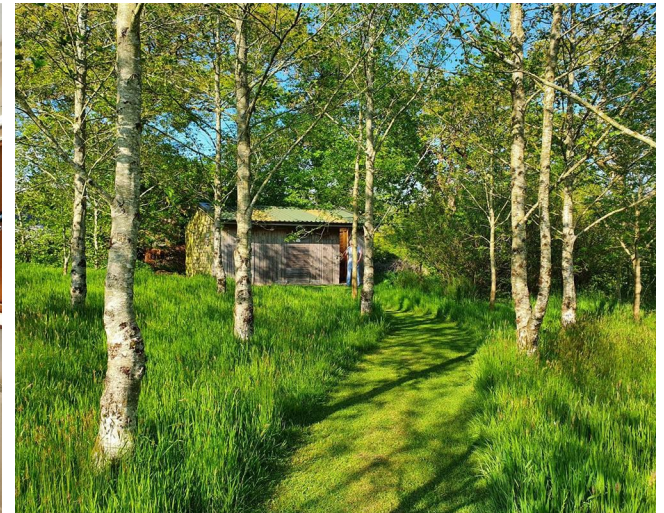
Mains Electricity. Private Bore Hole Water. Private Drainage. Fibre Broadband. Privately owned hot water solar panels.

**LOCAL AUTHORITY**

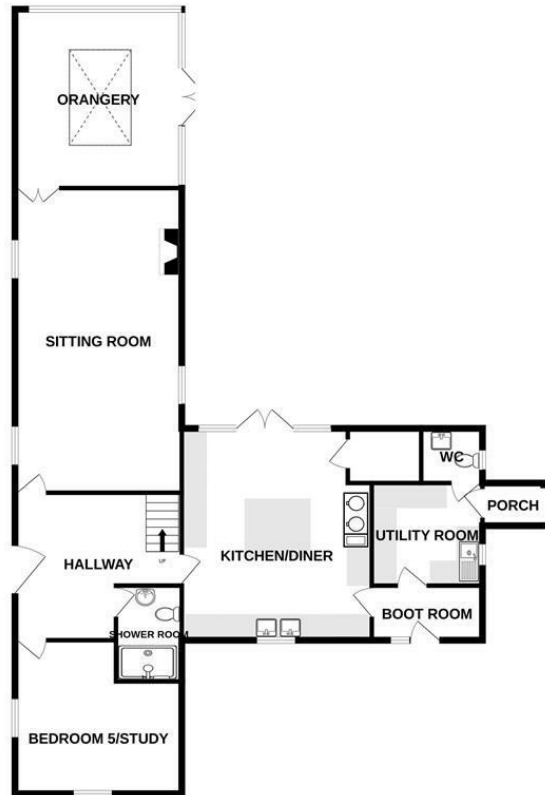
Torridge District Council. Council Tax Band D.

**AGENTS NOTE**

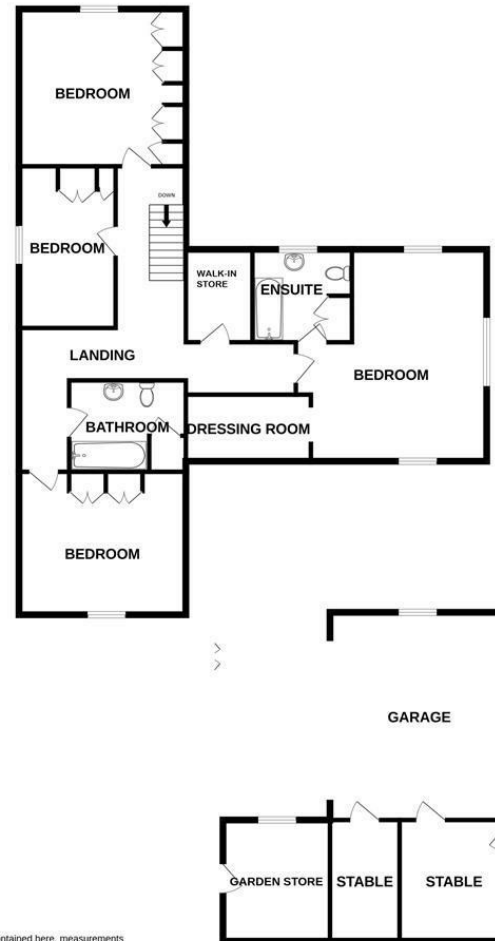
We have been informed by the vendor that a further 5 ACRES of adjoining south-facing grazing land is available by separate negotiation.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>	69	75
(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		
England & Wales	EU Directive 2002/91/EC	

## DIRECTIONS

From the Okehampton direction proceed through the village of Halwill Junction on the A379 towards Holsworthy after approximately 2 miles turn left at Morecombe Cross sign posted Ashwater. Follow this road for approximately one mile and the entrance drive will be found on the right hand side by the wooden bin box. Proceed down the private drive and the property will be found at the end.

From the Launceston direction proceed on the A388 towards Holsworthy and after approximately 8.7 miles (ignoring the first turning to Ashwater) turn right sign posted to Blagdon Manor. Proceed along this road to Sandymoor Cross and proceed straight over, then at Cottage Cross turn left and proceed along this road over the bridge at the bottom of the hill and continue to the entrance which will be on your left.

## CONTACT

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