



Priestacott House



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Ashwater, Beaworthy, Devon, EX21 5EW

Ashwater 0.8 miles - Holsworthy 6.9 miles - Bude 16.2 miles

An impressive, well presented, family home with a self contained annexe, acreage and equestrian facilities.

- No Onward Chain
- 1 Bedroom Self Contained Annexe
- Edge of Village Location
- Delightful Garden
- Council Tax Band: F
- Detached 4 Bedroom House
- Approximately 5.49 Acres in All
- Stables & Sand School
- Off Road Parking
- Freehold

Offers In Excess Of £799,950

SITUATION

The property lies in a rural location on the outskirts of the village of Ashwater. The village offers a public house and an ancient Grade I listed church with an attractive stone tower. In addition to this is the Ashwater village hall and community shop/post office. The nearby market town of Holsworthy provides a comprehensive range of leisure, educational, health and shopping facilities including a Waitrose store and what is recognised as one of the leading livestock markets in the South West. Further leisure and shopping amenities are available in the nearby towns Launceston and Okehampton.

The rugged North Devon and North Cornwall coasts are within easy reach, along with Dartmoor National Park and Roadford Lake offering numerous recreational opportunities nearby. The A30 dual carriageway can be joined at Broadwoodwidge connecting Launceston and Okehampton and providing a further link between the cathedral cities of Truro and Exeter. Exeter offers an international airport, mainline train services to London Paddington and access to the national motorway network.

DESCRIPTION

A well presented detached family home, enjoying a delightful rural position. The property is believed to date back to the turn of the 20th century and boasts the high ceilings and generous room sizes that are typical from this period.

The property benefits from a self contained annexe, equestrian facilities and in all, approximately 5.49 acres.

MAIN HOUSE

The accommodation is illustrated on the floorplan overleaf and briefly comprises; entrance door leading into a spacious entrance hall with tiled flooring, further door to the rear, WC and a generous utility room with flagstone flooring, oil fired boiler, space for appliances and a range of cupboards with an inset sink.



From the hall a door leads into a most impressive kitchen/breakfast room which in turn has been tastefully opened through to the dining room, forming a striking living area and an excellent space for hosting guests.

The kitchen comprises a range of bespoke english oak wall mounted cupboards, base units and drawers, oil fired AGA, inset sink, integrated dishwasher and further space for appliances.

The spacious sitting room offers an open fireplace with double doors leading out to the hardwood framed conservatory which enjoys a pleasant outlook and access out to the garden.

The first floor provides 5 bedrooms, bathroom and a superb open family room which offers itself as a useful playroom/study or gym.

Four of the five bedrooms are doubles with one benefiting from an en suite shower room.

The bathroom comprises a Fired Earth bath, shower, WC, wash hand basin and an airing cupboard.

From several of the upstairs rooms you enjoy a delightful outlook over your own land and stables.

ANNEXE

A well presented self contained annexe with a front door leading into an open plan kitchen/living space with a range of wall mounted cupboards, base units and drawers, integrated fridge, built in cooker, electric hob with an extractor hood over.

Doors lead to the shower room and a double bedroom.

OUTSIDE

The property is approached via an entrance drive which leads to an area of parking for numerous vehicles.

Beyond the drive you will find the beautifully presented lawned garden with a range of mature shrubs, plants and trees, useful timber storage shed and views across the neighbouring countryside.

An additional courtyard laid with patio provides a peaceful and private area to enjoy on a summers day.

On the opposite side of the road, the property benefits from 2 fields, a stable block and a sand school with flood lighting.

The land is gently sloping with road access and at the far end there is a small nature area.

The stable block has its own access from the road with additional parking should one wish to keep their horse lorry/box separate from the main drive. The stable block has power, light and water with an open store, 3 stables and a tack room with a sink and cupboards.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by appointment with the vendors' Sole Agents, Stags.

DIRECTIONS

From the centre of the village of Ashwater, take the left hand turning signposted Clawton and Holsworthy. Follow this road for approximately 0.2 miles and take the turning on your right. Follow this road until reaching the crossroads and then turn left. Continue for approximately 0.2 miles and you will see the property on your right. To access the drive, take the turning on the left and then the first left into the property.

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Annexe

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) | A | | 75 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 45 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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