



Kit Hill House



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Ashwater, Beaworthy, Devon, EX21 5DA

Ashwater 0.5 miles - Holsworthy 6.9 miles - Launceston 9.1 miles

A detached house and former annexe in need of refurbishment, sheltered by mature woodland with stables, outbuildings and mixed use land totalling to 21 acres.

- Edge of Village Location
- Pasture, Meadowlands and Woodland
- Peaceful Location
- Enormous Potential
- Stables and Outbuildings
- Former Annexe with Services
- Tenure: Freehold
- Council Tax Band: E

Guide Price £750,000

SITUATION

The property is roughly half a mile from the centre of Ashwater, a popular, rural village with its well-respect pub 'The Village Inn', thriving village hall, primary school and community Post Office. Holsworthy is 7 miles to the north with a wider range of facilities, whilst the coastal resort of Bude is 16 miles away with extensive sandy beaches and cliff top walks. Launceston is 10 miles to the south with a 24-hr supermarket and access to the vital A30 trunk road linking the Cathedral cities of Truro and Exeter.

DESCRIPTION

An exciting opportunity to purchase a detached house in need of refurbishment and modernisation. The house is believed to date back to the 1930's, with features such as tiled and wooden floors, generous double bedrooms and a wide staircase.

The property has a former 1 bedroom annexe with services connected, a range of outbuildings and an adjoining 21 acres in total of mixed use land. This is a small holding that offers enormous potential to create a wonderful family home and viewings of the house and land are highly recommended.

ACCOMMODATION

From the front entrance porch, a spacious tiled hallway leads from front to back, with a rear porch and ground floor cloakroom. The kitchen/diner has a part tiled and wooden floor, a Belfast sink, space for freestanding kitchen units and an electric Rangemaster oven. There is a wood burner in the dining room and oil fired central heating throughout the house. The dual aspect sitting room has a feature fireplace and wooden floors, whilst the family room could be used as a 4th double bedroom if required.



A handmade wooden staircase to the first floor offers 3 double bedrooms and a larger than average family bathroom comprising a freestanding bath, shower cubicle, wash hand basin, WC and corner cupboard. 2 of the double bedrooms have fitted wardrobes with undercounter storage in the other.

FORMER ANNEXE

Detached from the main house is a former annexe built of mixed construction and has services connected to the building. This provides space and the possibility of completely refurbishing or rebuilding to create annexe accommodation or a holiday let to provide an income, subject to the necessary permissions. Currently, the layout has a range of kitchen units, an adjoining sitting room and a double bedroom with a former en-suite shower room.

OUTSIDE

The property is approached at the front by paved pathway cutting through a level lawn. There are further adjoining lawns to the side and rear with ample space that offers lots of potential to create beautifully landscaped gardens. There is parking and a car port alongside the gardens with a former greenhouse and adequate space to create further off road parking.

The stable block is constructed of wood under a slate roof, has power and water connected and comprises 3 stable blocks, a feed store and a tack room. There is a concrete yard, a separate lambing shed with a lean-to hay store and a detached barn with a steel sheet roof.

The land comprises a mixture of meadowlands, gently sloping pasture and mature woodlands. Known locally as Kit Hill Plantation and part of Larkworthy Wood, these mature woodlands provide an abundance of wildlife and colour throughout the changing seasons. The Henford Water river runs through the valley and land, with a stone bridge at the end of the track which provides the access into Larkworthy Wood. There is a separate road access point into the meadowland and adjoining pasture.

AGENTS NOTES

- 1) Please note that the property being sold has a right of access over the track running alongside the eastern boundary of the property, to get access to the property, buildings and land.
- 2) There is an opportunity to purchase the property with less land if required. For further information on either of these points, please contact the Stags Launceston Office.

SERVICES

Mains water and electricity. Private drainage via septic tank. 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.

DIRECTIONS

From Launceston, take the A388 towards Holsworthy. Follow this road for approximately 8 miles, taking the right hand turning to Ashwater. Continue along this road and proceed over the stone bridge at the bottom of the hill. Continue up the other side and the property will be on the left hand side, identifiable by a Stags For Sale board.

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



Approximate Area = 1638 sq ft / 152.1 sq m
 Annexe = 455 sq ft / 42.2 sq m
 Outbuildings = 1861 sq ft / 172.8 sq m
 Total = 3954 sq ft / 367.3 sq m

For identification only - Not to scale

Outbuilding 2

- Stable 3.68 x 3.66m (12'1" x 12')
- Stable 5.21 x 3.68m (17'1" x 12')
- Stable 3.68 x 3.66m (12'1" x 12')
- Stable 3.68 x 2.16m (12'1" x 7'1")

Outbuilding 1

- Shed 8.79 x 4.78m (28'10" x 15'8")

Outbuilding 3

- Store 14.6 x 4.57m (48' x 15')

First Floor

- Bedroom 1 4.17 x 3.76m (13'8" x 12'4")
- Bedroom 2 3.51 x 3.40m (11'6" x 11'2")
- Bedroom 3 3.56 x 3.28m (11'8" x 10'9")

Ground Floor

- Study 3.48 x 2.67m (11'5" x 9'5")
- Kitchen / Dining Room 7.23 x 3.95m (23'11" x 13'1")
- Sitting Room 4.17 x 3.78m (13'8" x 12'5")

Annexe

- Kitchen 3.33 x 2.16m (10'11" x 7'1")
- Sitting Room 5.08 x 2.44m (16'8" x 8')
- Bedroom 4.75 x 3.76m (15'7" x 12'4")

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Stags. REF: 1050949



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 102 plus) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 54 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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