



Little Blagdon





# Little Blagdon

Ashwater, Beaworthy, Devon, EX21 5DF

Ashwater 2.9 miles - Holsworthy 4.9 miles - Launceston 9.1 miles

An excellent equestrian property with two dwellings, providing the perfect set up for multi-generational living or those looking for income potential.

- 3 Bedroom Farmhouse
- Games Room/Office
- Stables
- Approximately 12.92 Acres
- Freehold
- 2 Bedroom Barn Conversion
- Range of Outbuildings
- Sand School
- Off Road Parking
- Council Tax Band: D & A

Guide Price £1,095,000

## SITUATION

The property lies in a rural location in the parish of Ashwater. The village centre, 2.9 miles from the property 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 charming 3 bedroom detached farmhouse with a 2 bedroom barn conversion (with full residential use). Set within a delightful rural position, the property offers a range of outbuildings, stables, games room, sand school and in all, is set within just under 13 acres.





## FARMHOUSE

The farmhouse has recently been re-decorated by the current owners and provides a charming homely feel throughout.

The kitchen and utility provide ample cupboard space and drawers, Belfast sink, space for appliances and space for a cooker with a breakfast area at the end of the kitchen.

The sitting room enjoys a most pleasant outlook over the gardens and boasts a feature fireplace with a wood burning stove.

The dining room has a beamed ceiling, a further feature stone fireplace and also enjoys an outlook over the garden. A door leads to the downstairs WC and study.

The first floor offers 3 bedrooms and a generous bathroom with a bath, shower, WC and "his and hers" sinks.

## BARN

The barn comprises an impressive and spacious sitting room with an A-frame vaulted ceiling, double doors leading out to the rear and a further door leading through to the utility room.

The kitchen offers a range of wall mounted cupboards, base units and drawers, space for a range cooker, space for appliances and a Belfast sink.

The hall leads to a shower room and two bedrooms with Bedroom 1 benefitting from built in wardrobes and an en suite shower room.

## OUTSIDE

The property's drive offers numerous space for parking and leads up to the yard and outbuildings.

The gardens are located to the front of the farmhouse and at the rear of the barn conversion and are mainly laid to lawn with a range of trees, shrubs and plants.

There is substantial workshop with power and light located next to an open car port. A door and stairs lead up to a games room/office above, providing the perfect space for those looking to work from home.

The adjacent barn offers 4 stables and from here the outside track leads up to the paddocks past two further open outbuildings, sand school and to the property's land.

In all the property extends to approximately 12.92 acres.

## SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. Please note the agents have not inspected or tested these services.

## DIRECTIONS

From Launceston take to A388 signposted Holsworthy and at the roundabout turn right on to Dutson Road, follow this road and at the second roundabout continue forward on to the A388. Proceed along this road passing through the village of St Giles on the Heath and the hamlet of Chapmans Well, continue along this road and turn right at Blagdon Cross signposted Ashwater and Halwill, in approximately 0.4 miles the entrance to the property is on your left.

## What3words.com

///prouder.daydreams.gala

## Agents Note

There is a public footpath along the southern boundary of the property.





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		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	62	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

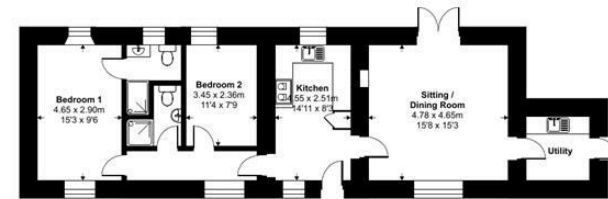
launceston@stags.co.uk

01566 774999

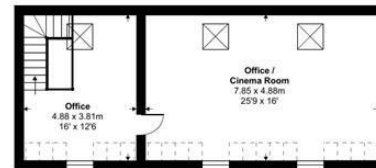
Approximate Area = 1398 sq ft / 129.9 sq m (excludes carport)  
 Outbuilding(s) = 1799 sq ft / 167 sq m  
 Garage = 779 sq ft / 72.4 sq m  
 Barn Conversion = 867 sq ft / 80.5 sq m  
 Limited Use Area(s) = 61 sq ft / 5.7 sq m  
 Total = 4904 sq ft / 455.5 sq m

For identification only - Not to scale

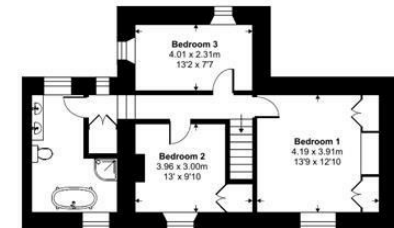
Denotes restricted head height



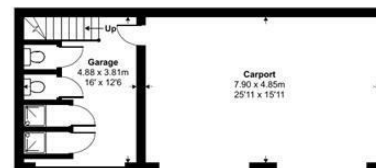
Barn Conversion



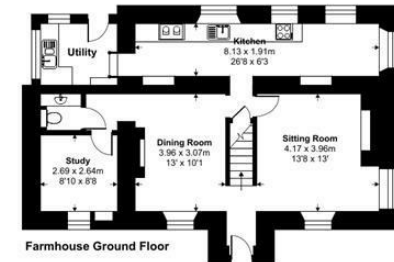
Garage - First Floor



Farmhouse First Floor



Garage - Ground Floor



Farmhouse Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 986563