



Temperance House





# Temperance House

Ashwater, Beaworthy, Devon, EX21 5HA

Ashwater 0.5 miles - Launceston 9.6 miles - Holsworthy 7.4 miles

A charming detached residence with over 3.5 acres set within a delightful rural hamlet.

- No Onward Chain
- 5 Bedrooms
- Sitting Room
- Kitchen & Utility
- Dining Room
- Garage & Workshop
- Approximately 3.55 Acres
- Off Road Parking
- Freehold
- Council Tax Band: E

Guide Price £449,950

## SITUATION

The property lies within the hamlet of Ashmill, which is a short distance from 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

Believed to date back to the 18th century, this charming detached residence occupies an elevated position with views over the hamlet of Ashmill. The property boasts character throughout and comprises; 5 bedrooms, sitting room, dining room, kitchen, utility, bathroom, garage, workshop and over 3.5 acres.





## ACCOMMODATION

Front door leads into the entrance porch which in turn leads into the sitting room with a number of character features. An impressive stone fireplace with a multi fuel burning stove is the centrepiece of the room with a most pleasant outlook out to the front.

The dining room provides additional reception room space and boasts a stone fireplace, beamed ceiling and exposed stone wall.

An inner hall off of the sitting room has stairs rising to the first floor, under stairs storage, access to the substantial utility with space for appliances and a door into the kitchen.

The kitchen has a range of wall mounted cupboards, base units and drawers, inset sink, space for appliances, built in cooker, oil fired boiler and a door to the rear of the property.

The first floor offers a landing with a storage cupboard, airing cupboard, loft access, 5 bedrooms and a bathroom with a bath, shower, WC and a wash hand basin. Bedroom 1 has a feature stone fireplace and enjoys views across the hamlet.

## OUTSIDE

To the front, the property has parking for 2-3 vehicles which is laid with gravel, steps from the drive lead up through the front garden which is laid to lawn with stocked beds.

To the rear the property is an area of gravel hardstanding with mature shrub borders, steps lead up to an area of lawn with a range of shrubs and plants. The property benefits from a single garage and workshop to the side with a track leading down to the land which is predominately level with two timber sheds and extends down to the river.

In all the property extends to approximately 3.55 acres.

## SERVICES

Mains water and electricity. Private drainage via a septic tank. Oil fired central heating. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data unavailable (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

## DIRECTIONS

From the centre of the village of Ashwater at the village green, continue in a westerly direction, signposted to Ashmill and Broadwood. Continue for 0.5 miles and upon reaching Ashmill at the T-junction, turn left and the property is immediately on your right, clearly identified by a Stags For Sale board.

**what3words.com**


///decoding.grant.backdrop





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			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		42	
(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

