



**Manor Cottage, Ashwater  
Beaworthy, Devon, EX21 5EH**

Guide Price £399,950 Freehold







## A charming, detached cottage in a popular village location close to local amenities

- 3 Bedrooms
- Contemporary, Bespoke Kitchen
  - Lounge/Dining Room
  - Bathroom
  - Utility Room
- 35' (10.6m) Detached Stone Barn
  - Level Enclosed Rear Garden
  - EPC F & Council Tax D

**SITUATION** Set in the self-contained village of Ashwater with its pub, village green, post office/ community shop, modern village hall and primary school. Ashwater is 8 miles south of the market town of Holsworthy and 9 miles from Launceston.

At Launceston there is access to the A30 which links to the M5 motorway and the city of Exeter with its main line railway station serving London Paddington and an international airport. Holsworthy has a medical centre, Waitrose supermarket and is only 9 miles from the coastal resort of Bude.

**DESCRIPTION** This detached stone and cob cottage with slate roof has many period features alongside modern conveniences.

The property is presented in excellent decorative

order throughout, having been the cherished home of the current vendors for the last 9 years.

The character accommodation is illustrated on the floorplan and briefly comprises: a storm porch with part glazed door into the lounge/ dining room which has a fireplace recess at either end, one housing a woodburner on slate hearth with cloam oven, built-in pine seat and a staircase to the first floor.

Inner vestibule leading to the downstairs bathroom comprising a panel enclosed bath with electric shower over, low flush WC and pedestal wash hand basin.

From the vestibule, a door opens into the attractive kitchen with a range of bespoke base and wall units, integral fridge and freezer, extensive work surfaces, feature display recess,





concealed base level oil-fired boiler, underset Belfast sink and underfloor heating. Door into utility/boot room with plumbing and appliance space for washing machine, a range of fitted units and door to rear garden.

Upstairs there is a most useful landing/study area, built in airing cupboard and doors to all 3 bedrooms.

**OUTSIDE** To the front is a small lawned area and gravelled flower beds with a five bar gate to the side leading to a concrete driveway providing off-road parking for 3 vehicles and access to the enclosed rear garden.

The garden is mainly laid to lawn with well defined

hedge and fence boundaries, providing both peace and privacy, and a timber summerhouse with electric.

From the drive there is access to the detached **Stone Barn**, divided into 3 sections comprising an open-fronted wood store, workshop and shower/cloakroom with a low flush WC, corner shower cubicle and an electric heater.

**SERVICES** Mains water, mains drainage and mains electricity. Council tax band D. Full EPC document available on request. Broadband connected.

Please note the agents have not inspected or tested these services.

**VIEWINGS** Strictly by prior appointment with the vendor's appointed agents, David J Robinson Estate Agents and Auctioneers.

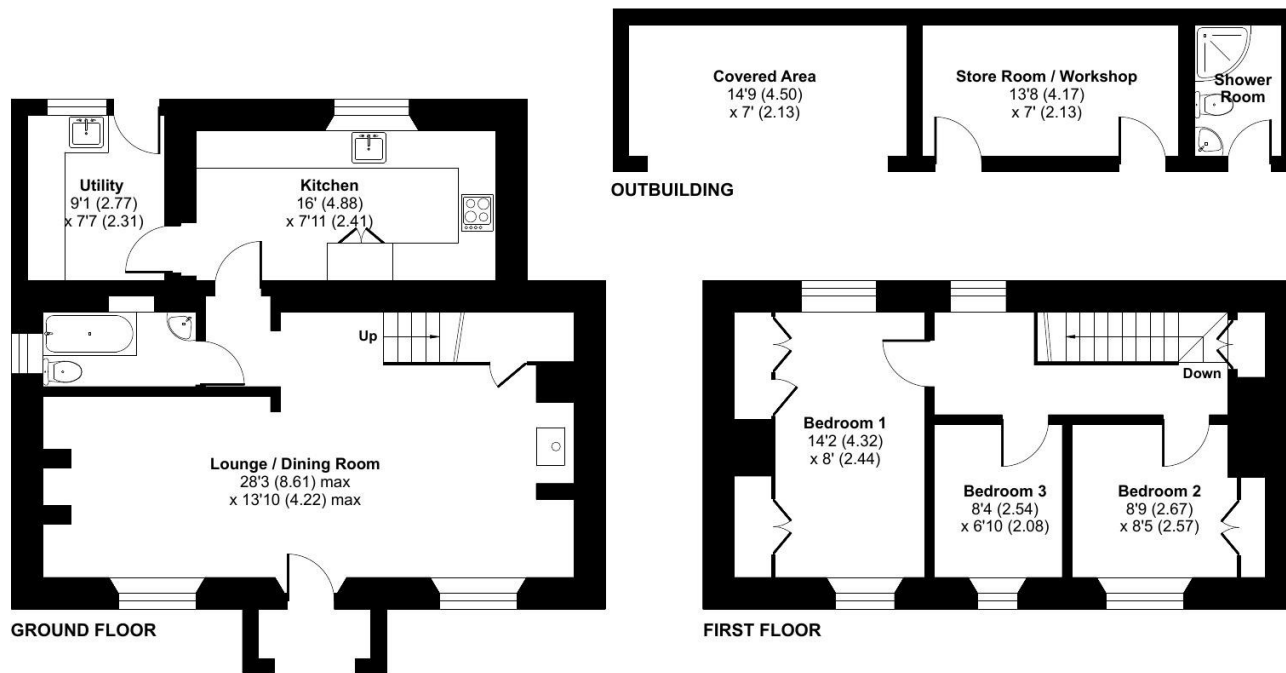
**DIRECTIONS** From Launceston, proceed along the A388 towards Holsworthy. After passing through St. Giles on the Heath and Chapman's Well, take the next right hand turning signposted Ashwater. Follow this quiet country road for 1.75 miles and, on entering the village, the property will be found the left hand side, easily identified by the For Sale board.

What3Words: ///melts.intruding.manage



Approximate Area = 1052 sq ft / 97.7 sq m  
Outbuilding = 233 sq ft / 21.6 sq m (Includes covered area)  
Total = 1285 sq ft / 119.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1075061

For more information or to arrange a viewing, please contact us:

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