



## Priestacott House , Ashwater, Beaworthy, Devon EX21 5EW

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An impressive, well presented, family home with a self contained annexe, situated on an edge of village location. Available on a long term let.

Ashwater 0.8 miles - Holsworthy 6.9 miles - Bude 16.2 miles

• 5 Bedrooms • Edge of Village Location • 1 Bedroom Self Contained Annexe • Gardens & Off Road Parking • Available Now • Pet Considered (terms apply) • Long term let • Deposit: £2307.00 • Council Tax band: F • Tenant Fees Apply

**£2,000 Per Calendar Month**

01566 771800 | [rentals.launceston@stags.co.uk](mailto:rentals.launceston@stags.co.uk)

## ACCOMMODATION TO INCLUDE:

Front door leading into:

### ENTRANCE HALL

Tiled flooring, doors to various rooms.

### UTILITY ROOM

12'6" x 11'10"

Oil fired boiler, base units with work surfaces above, stainless steel sink unit, slate flooring, large chest freezer (available for tenants use).

### KITCHEN

29'1" x 10'0"

Range of bespoke english oak wall mounted cupboards, base units and drawers, oil fired AGA, inset sink, integrated dishwasher and further space for appliances. Wooden flooring, large pantry cupboard.

### DINING ROOM

13'5" x 13'1"

Dual aspect, wooden flooring, radiator.

### INNER HALL

Stairs rising to first floor, door to living room.

### LIVING ROOM

16'4" x 12'11"

Open fireplace, radiator, double doors leading out to:

### CONSERVATORY

14'9" x 10'7"

Hardwood framed conservatory with laminate floor, overlooking and access out to the garden.

### FIRST FLOOR LANDING

Doors off to all rooms.

### BEDROOM 3

12'9" x 10'5"

Double room, radiator, dual aspect, built in cupboard.

### BATHROOM

White suite comprising roll top bath, large walk in shower, WC and wash hand basin. Tiled flooring, airing cupboard, dual aspect windows.

### BEDROOM 4

13'6" x 10'7"

Double room, radiator, window overlooking garden and surrounding countryside.

### BEDROOM 5

8'9" x 7'8"

Single room, built in wooden desk and bed with storage. Window overlooking the garden, radiator.

### BEDROOM 2

13'8" x 12'7"

Double room, dual aspect with countryside views, radiator.

### FAMILY ROOM/OFFICE

22'11" x

Open versatile family room which offers itself as a useful playroom/study or gym.

### BEDROOM 1

12'7" x 12'4"

Double room, dual aspect, radiator.

### ENSUITE SHOWER ROOM

White WC, wash hand basin and cubicle with electric shower. Vinyl flooring, radiator towel rail, obscured window, tiled walls.

### 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.

### SERVICES

Mains water and electricity.

Private drainage via a septic tank.

Oil fired central heating.

Council Tax band: F (T.C)

Ofcom predicted broadband services - Standard: Download 26 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - Three-Limited. EE, Three & EE- Good. External - EE, Three, O2 & Vodafone-Limited.

### 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.

### 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 right and then the first right into the property.

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### LETTING

The property is available to let on a assured shorthold tenancy for a long term let, unfurnished and is available now. RENT: £2000.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £2050.00 pcm. DEPOSIT: £2307.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

### HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

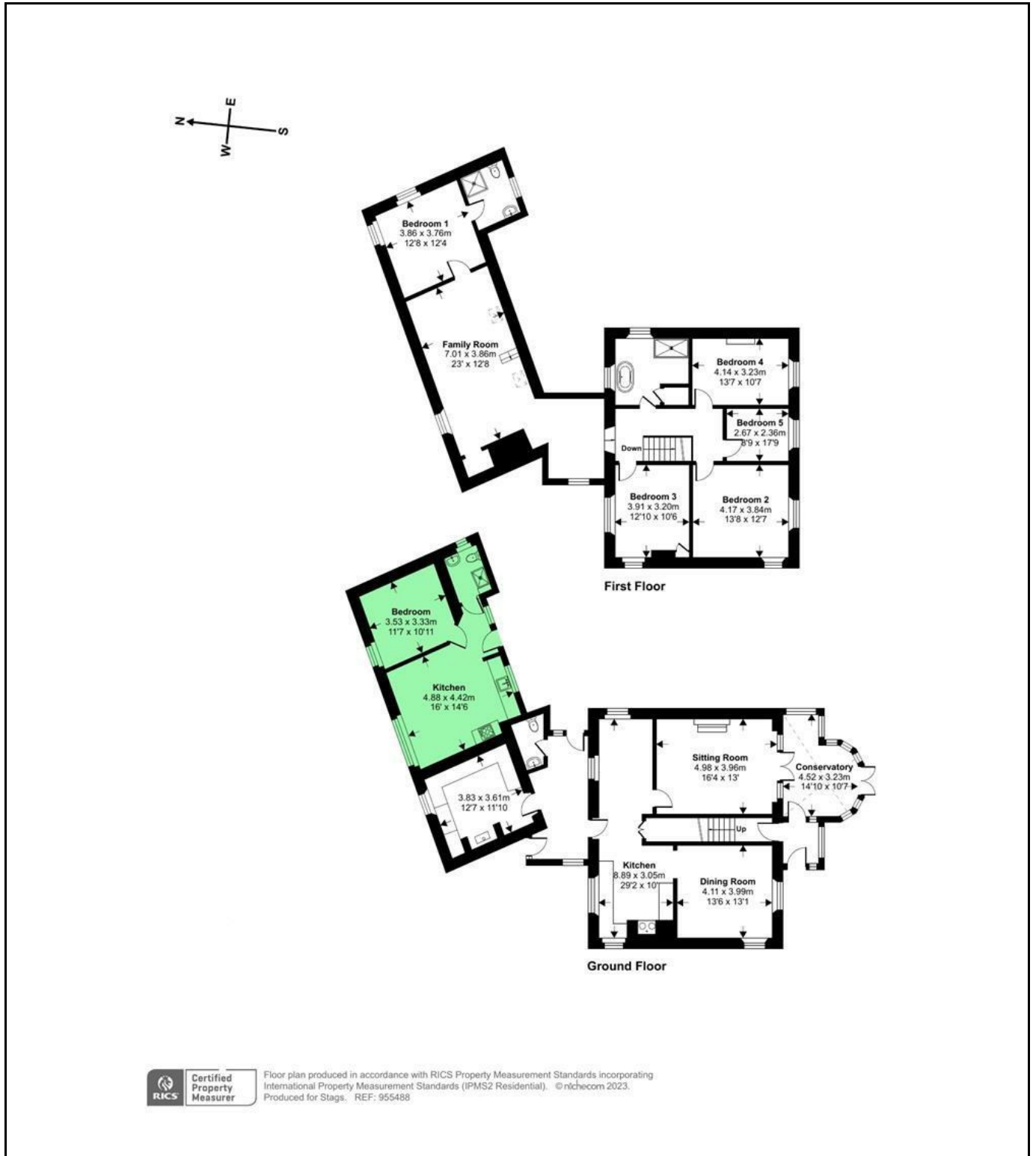
### TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.

### AGENTS NOTE

The landlords intend to carry out some external repairs and decoration to the property, which will require scaffold to be erected. These works are intended to be carried out during summer 2026. Until such time that the works are complete, the rental would be offered at £1800pcm. Once works are complete the rent would be £2000.00pcm.





*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. Tenants 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.*



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		75	45
EU Directive 2002/91/EC			