



Rectory Cottage

Ashwater, Beaworthy, Devon, EX21 5EL

KIVELLS



Rectory Cottage

Ashwater, Beaworthy, EX21 5EL

£240,000 Guide Price

Attractive three bedroom, semi-detached cottage

Peaceful, edge of village location

Generous gardens with a private courtyard

Parking for 2/3 vehicles

Offered for sale with no onward chain

EPC Rating: D

Situation

Situated on the outskirts of the sought-after village of Ashwater, this property enjoys a peaceful yet well-connected rural setting. The village itself benefits from a post office and shop, a welcoming pub and a church, together with a primary school located less than a ten-minute walk from Rectory Cottage.

The nearby villages of Halwill and Halwill Junction, approximately two miles away, offer a primary school along with a range of local shops and services.

The thriving market town of Holsworthy, about eight miles distant, provides a GP surgery and pharmacy services, high street shopping, a bank, Waitrose and a secondary school.

For those who enjoy the coast, the seaside town of Bude lies around sixteen miles to the west, renowned for its surfing beaches, dramatic cliffs and scenic coastal walks.

To the south, Okehampton (approximately fifteen miles) offers an excellent range of amenities including supermarkets, a health centre, community hospital, primary and secondary schools, a leisure centre, golf club and cinema.

Just beyond lies the stunning Dartmoor National Park. The Cornish town of Launceston, about fourteen miles away, also provides extensive facilities, while nearby Roadford Lake Reservoir offers further opportunities for walking, riding, fishing and sailing.

Description

Situated in a peaceful edge-of-village location, Rectory Cottage is a well-presented, semi-detached character property.

Offered for sale with no onward chain, the accommodation briefly comprises a kitchen, spacious living/dining room, utility room, three bedrooms and shower room. Externally, the property enjoys a private courtyard adjoining the house, a separate, generous garden and gravelled area offering parking for two to three vehicles.



Accommodation

ENTRANCE

Entrance via a covered porch into: -

LIVING/DINING ROOM

Windows to the front elevation. Space for a range of living room furniture and dining table with access to an understairs storage cupboard. Central fireplace with slate hearth and brick surround, exposed wooden beams, laminate flooring and radiator.

UTILITY ROOM

Sliding glass doors to the side aspect giving access to the patio. Space and plumbing for a washing machine/tumble dryer, exposed stonework and laminate flooring.

KITCHEN

Dual aspect with windows to the front and rear elevations. A range of eye and base-level units with work surface over and inset 1.5 bowl sink with mixer tap and drainer. Four burner hob with oven below and space for a dishwasher and freestanding fridge/freezer. Tiled flooring, exposed wooden beams and radiator.

Stairs rise to: -

LANDING

Wooden flooring, airing cupboard and window to the rear elevation.

BEDROOM THREE

Window to the rear elevation. Space for a range of bedroom furniture. Access to the loft hatch, laminate flooring and radiator.

BEDROOM TWO

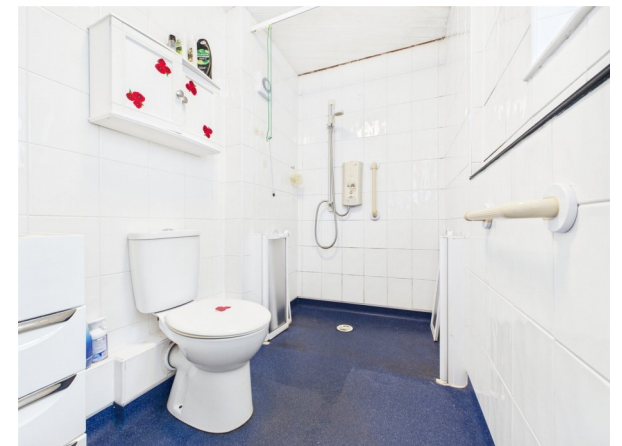
Window to the front elevation. Space for a range of bedroom furniture, laminate flooring and radiator.

BEDROOM ONE

Windows to the front elevation. Space for a king size bed and a range of bedroom furniture, laminate flooring and radiator.

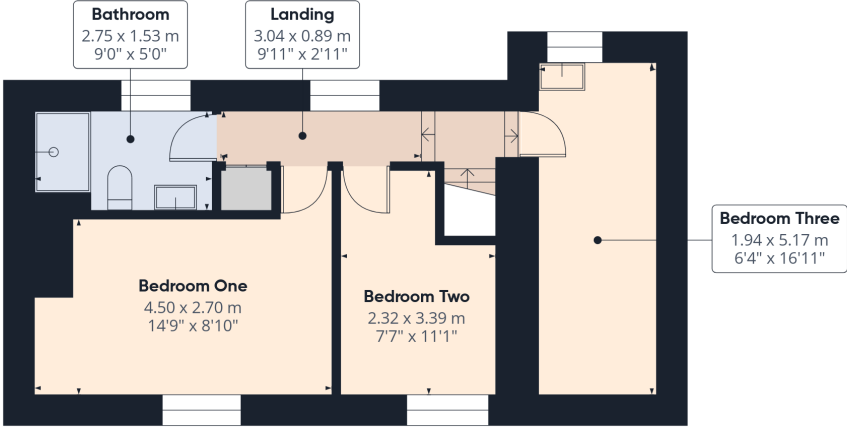
SHOWER ROOM

Obscure window the rear elevation. Vanity unit with inset sink and close-coupled WC. Electric shower with detachable shower head and tiled surround. Laminate flooring and radiator.



Floor Plan

Floor plan for identification purposes only, not to scale

 Living / Dining Room 6.09 x 4.35 m 19'11" x 14'3" Kitchen 1.98 x 5.11 m 6'6" x 16'9" Utility Room 2.34 x 2.28 m 7'8" x 7'5" Floor 0	 Approximate total area⁽¹⁾ 78.9 m² 848 ft²
 Bathroom 2.75 x 1.53 m 9'0" x 5'0" Landing 3.04 x 0.89 m 9'11" x 2'11" Bedroom One 4.50 x 2.70 m 14'9" x 8'10" Bedroom Two 2.32 x 3.39 m 7'7" x 11'1" Bedroom Three 1.94 x 5.17 m 6'4" x 16'11" Floor 1	(1) Excluding balconies and terraces Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

Outside

Adjoining the utility room is an enclosed inner courtyard, providing a sheltered and private outdoor space.

A short distance from the cottage, a separate garden is situated at the entrance to the lane. This area includes an area of hardstanding providing parking for two to three vehicles and leads on to a larger lawned garden, attractively bordered by mature hedges and a fence boundary to the rear.





Services

Mains water and electric. Shared private drainage. Oil fired central heating.



EE Rating - D



Council Tax Band - C



Directions

What3Words - [///clouding.processes.hotels](https://www.what3words.com/what3words/clouding.processes.hotels)



Virtual Tour

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Viewings strictly by appointment only

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