



# Bridge House

Ashmill, Ashwater, Beaworthy, Devon, EX21 5HA

KIVELLS



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Ashmill, Ashwater, Beaworthy, Devon, EX21 5HA

£425,000 O.I.E.O Guide Price

Four bedroom semi-detached home

Spacious living accommodation across three floors

Renovated and completed to a very high standard of finish throughout

Bursting with distinctive features including exposed stone work and original ancient mill stone

Beautifully restored railway bridge and terraced garden

Situated in idyllic rural location

Offered for sale with no onward chain

EPC - C



A fantastic opportunity to purchase an extremely well presented semi-detached home which has been renovated and completed to a very high standard of craftsmanship throughout and is situated in a idyllic rural position being offered for sale with no onward chain.

The property is spread across three floors and is bursting with original distinctive features including exposed stone work, original beams and an ancient mill stone.

On the first floor there is an entrance hallway, W.C and a large open plan kitchen / diner and living space. On the second floor there is a spacious master en-suite bedroom with two large storage cupboards.

On the ground floor there are three bedrooms, exposed ancient mill stone and a family bathroom.

At the front, a small gravel area leads to the front door, with a path continuing around to the rear for access to the ground floor. To the side, there is ample parking extending onto a restored gravel laid railway bridge. Nearby, is a shed and an insulated, powered summer house—ideal for home working or rental income. Behind the summer house is a lawned area.

Adjacent to the parking is a beautifully landscaped garden with tiered stone walls, low-maintenance lawn, and steps to a gravel terrace—perfect for outdoor dining. Wooden posts with rope divide the garden into charming sections.



Located on the outskirts of the popular village of Ashwater, an attractive village set within acres of rolling Devon countryside which boasts many useful amenities including Community General Store, Pub / Restaurant, Parish Church, Village Hall and nearby Primary School. Approximately 4.5 miles away from the property is Roadford Lake with excellent walking and water sports facilities. For those with coastal interests the North Cornish resort of Bude can be reached within just 17 miles, known for its sandy beaches, surf and cliff top walks. The open terrain of Dartmoor with all its natural beauty can be found within 19 miles. The ancient town of Launceston is situated approximately 10 miles distant and boasts a range of shopping, commercial, educational and recreational facilities. The larger City of Exeter is around 42 miles distant and offers a wider range of educational, cultural and leisure facilities including M5 motorway link, international airport and intercity rail link. The A30 dual carriageway provides access to the M5 at Exeter and West to the rest of Cornwall



## Accommodation

### UTILITY / ENTRANCE HALL

Obscure window to the side elevation with wooden sill. Base units with space for washing machine, worktop above and inset stainless steel sink with mixer tap and drainer. Radiator, hot water cylinder, tiled floor and steps leading to:-

Steps from the first floor rise to:-

### OPEN PLAN KITCHEN / DINING / LIVING SPACE

Two windows to the rear elevations with wooden sills and one large window to the side elevation. Exposed wooden beams, exposed wooden flooring, exposed stone wall, spotlights and two cast iron radiators. Door by stairs to second floor into storage cupboard. Range of base and eye level units with work surface over having inset stainless steel sink with mixer tap and drainer, tiled splash back, integrated dishwasher, inset hob with extractor fan above and oven below. Space for living room and dining room furniture.

### W.C.

Obscure windows to the front and side elevations with wooden sills. Low level W.C. and vanity basin with mixer tap and tiled splash back. Heated towel rail, spotlights and tiled floor.

### SECOND FLOOR

Two Velux windows to the side elevation and large window to the rear elevation with wooden sill and woodland views. Access into eaves storage space.

### BEDROOM FOUR

Two velux windows to the side elevation, large window to the rear elevation with woodland views, exposed beams, wooden flooring, radiator and pendant lights. Space for king size bed and bedroom furniture. Door into walk-in wardrobe.

### EN-SUITE BATHROOM

Obscure window to the front elevation. Low level W.C., large bath with mixer tap sat on wooden stand, wall hung sink with mixer tap and tiled splash back. Exposed wooden beams, extractor fan, spotlights, heated towel rail, light switch, wooden flooring and door into eaves storage space.

Stairs from the open plan living space lead down to the ground floor.

### GROUND FLOOR HALLWAY

Two obscure doors leading to the rear elevation. Doors leading to all rooms, carpeted, spotlights, old mill stone with wooden rails and glass panels. Radiator and fuse board.

### BEDROOM TWO

Window to the front elevation with wooden sill. Carpeted, radiator, spotlights, space for king size bed and bedroom furniture.

### BEDROOM THREE

Window to the front elevation with wooden sill. Carpeted, radiator, spotlights, door into under stairs storage cupboard with light.

### BEDROOM ONE

Obscure windows to the rear elevation. Carpeted, spotlights, radiator, space for double bed and bedroom furniture.

### BATHROOM

Obscure window with slate sill to the side elevation. Low level W.C., vanity unit with mixer taps, enclosed bath, walk-in shower with rain fall shower head attachment, spotlights, extractor fan, heated towel rail and loft hatch.



## Floor plan

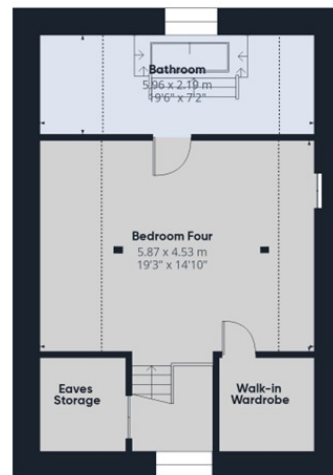
Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Floor 2



### Approximate total area<sup>(1)</sup>

185 m<sup>2</sup>  
1992 ft<sup>2</sup>

### Reduced headroom

13.6 m<sup>2</sup>  
147 ft<sup>2</sup>

(1) Excluding balconies and terraces

### Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Outside

At the front of the property, there is a small graveled area as you approach the front door. There is also a graveled path which leads around to the rear where there is access to the ground floor accommodation.

To the side of the property, there is parking for numerous vehicles which leads onto the restored railway bridge which is laid to gravel. By the bridge, you can also access the shed together with the summer house which is insulated and has power connected. This creates a great opportunity for those looking to generate a further income or being able to work from home. Behind the summerhouse, there is an area laid to lawn.

To the side of the parking area, there a fantastically landscaped garden with different leveled stone walling, laid to lawn for ease of maintenance and steps leading up to a graveled area which is the perfect spot for outdoor entraining or alfresco dining. Wooden post with rope separates each wonderful part of the garden.





## Services

Mains water and electricity. Private drainage. Heating by air source heat pump.



EE Rating - c



Council tax band - Torridge District Council. - E



Directions

What3Words – workflow.busters.chugging



Virtual Tour - available on request

## Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

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