Knight Frank



THE OLD FARMHOUSE

Ashwater, Beaworthy, Devon









A GORGEOUS PERIOD FARMHOUSE OF EXCEPTIONAL CHARACTER SET IN A QUIET RURAL HAMLET, BENEFITING FROM NO ONWARD CHAIN

Summary of accommodation

Four bedrooms | Four reception rooms

Triple garage | Parking | Workshop and outbuilding

1.03 acres of gardens and grounds

Distances: Holsworthy 7 miles, Launceston 8 miles, Bude 16 miles, Exeter 44 miles
(All distances are approximate)

Guide price: £825,000

LOCATION

Enjoying a tucked-away position within a small rural hamlet, The Old Farmhouse is set amidst attractive Devon countryside on the fringes of the highly regarded village of Ashwater. The setting offers a wonderful sense of peace and privacy, whilst remaining well connected to the nearby market towns of Holsworthy and Launceston, both of which provide a wide range of shopping, educational and leisure facilities. The surfing beaches and rugged coastline of North Cornwall are within easy reach, as are the open spaces of Dartmoor National Park. Ashwater itself has a strong sense of community and offers a village shop and post office, primary school, village hall and well-supported public house

THE PROPERTY

Set within just over an acre of private gardens and grounds, this handsome period farmhouse offers an exceptional blend of character, space and modern comfort. Having been carefully improved by the current owners, the property retains all the charm expected of a house of its age, whilst providing a layout and specification perfectly suited to modern family living.

Behind its attractive cob and brick elevations lies a home that is both welcoming and practical. Original features such as exposed beams, stone fireplaces and timber detailing sit comfortably alongside contemporary touches, including underfloor heating, bath and shower rooms and a stunning kitchen extension that has transformed the way the house is lived in and enjoyed.

The accommodation extends to almost 2,500 sq ft and offers a wonderful balance of living and entertaining space, with each room enjoying attractive views over the gardens.















The kitchen is undoubtedly the heart of the home. Designed with everyday family life in mind, it provides an impressive open-plan space with vaulted ceilings, extensive cabinetry, quartz worktops, a large island unit, Quooker boiling water tap and a range of integrated Siemens appliances. French doors open directly onto the terrace, making it an ideal space for summer gatherings and outdoor dining.

There are also a number of comfortable reception rooms, including a sitting room centred around a striking inglenook fireplace, a separate dining room for more formal occasions, a cosy snug and a bright garden room overlooking the surrounding grounds. A utility room and cloakroom complete the accommodation.

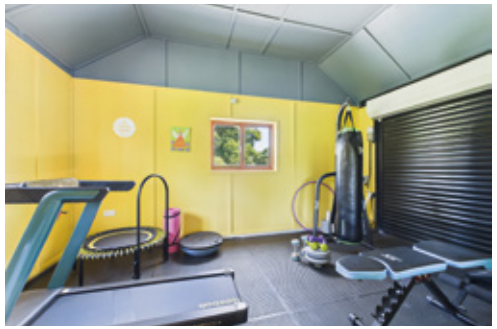
On the first floor, four generous double bedrooms are arranged around a spacious landing. The principal bedroom benefits from air-conditioning and its own en suite with double shower, while a second bedroom also enjoys en suite facilities. The remaining bedrooms are served by an excellent family bathroom finished to a high standard. All sanitaryware is by Porcelanosa.

Outside a sweeping gravel drive leads to extensive parking and a substantial triple garage, currently used for vehicle storage, workshop space and a home gym.

The gardens have been lovingly maintained and provide a wonderful backdrop to the house. Expanses of lawn are interspersed with mature trees, hedging, flower borders and productive vegetable beds, creating a setting that feels both private and peaceful. A generous terrace adjoining the rear of the house provides the perfect spot for entertaining, relaxing and enjoying the surroundings.

A particular feature of the property is the range of useful outbuildings. A substantial workshop has architectural plans already prepared for conversion into ancillary accommodation, subject to the necessary consents, while a separate barn with power and lighting offers further scope for a variety of uses.











PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity and water. Private drainage via sewage treatment plant. Oil fired central heating and wood burning stoves and underfloor heating.

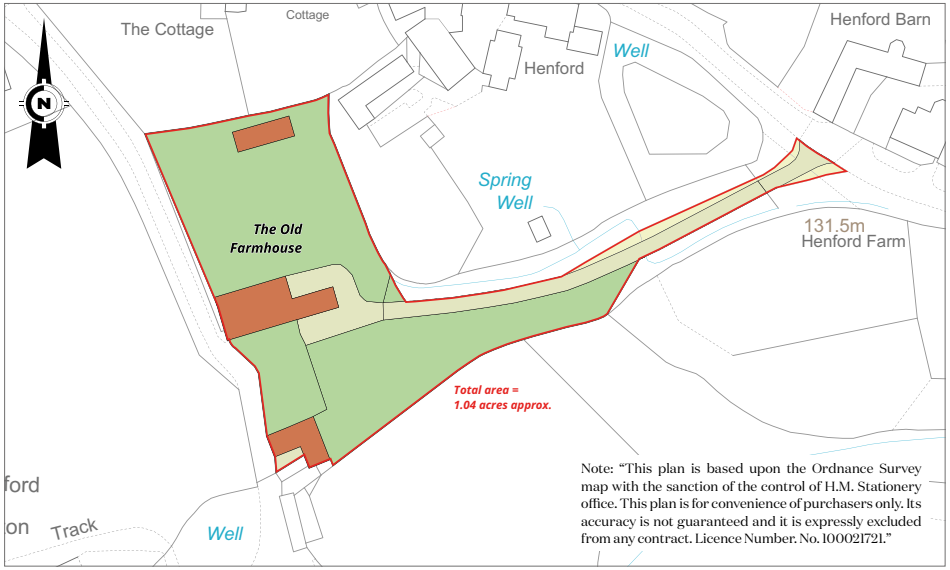
Local Authority: Torridge District Council

Council Tax: Band F

EPC: D

Directions: From Launceston, drive north along the A388 towards Holsworthy. Go through the villages of St Giles on the Heath and Chapmans Well and take the next right turn signposted Ashwater. Follow this road into Henford, where the entrance to The Old Farmhouse will be found on the right-hand side marked by a Knight Frank for sale board.

What3words: ///wishing.shred.tricky

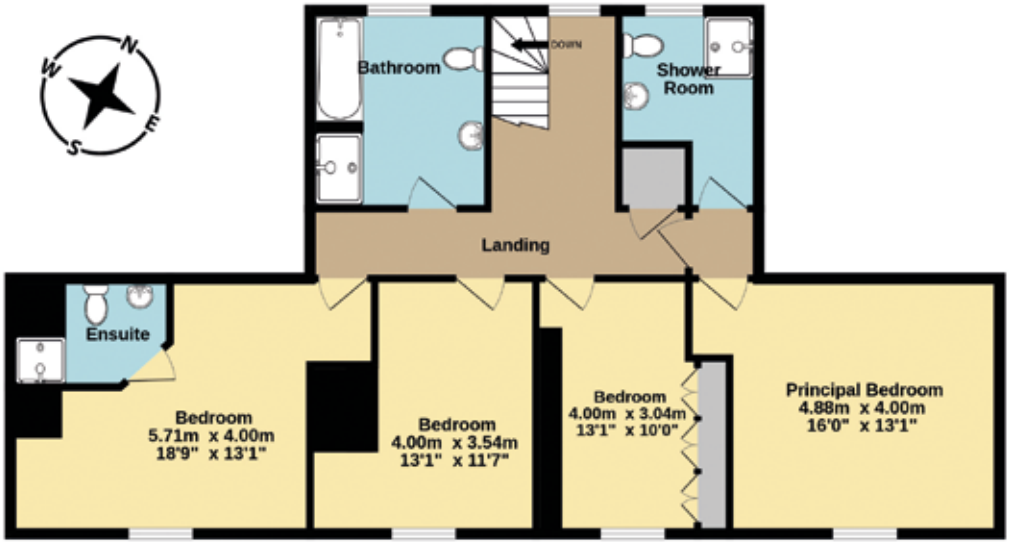


- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Ground Floor
134.4 sq.m. (1447 sq.ft.) approx.



1st Floor
92.3 sq.m. (994 sq.ft.) approx.



Approximate Gross Internal Area
226.7 sq.m. (2440 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted to tell you more.

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