



Little Blagdon



**THE BARN**



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**SITUATION** The property is situated in the parish of Ashwater, less than 3 miles from the village centre with its popular pub, the Village Inn, primary school and modern village hall housing the community run post office/general store catering for day-to-day needs. The market town of Holsworthy is 5 miles to the north with a more comprehensive range of shopping facilities, doctors', dentist and veterinary surgeries together with educational facilities to GCSE level and a Waitrose supermarket. The former market town of Launceston is 9 miles to the south with similar facilities and access to the A30 which links the Cathedral Cities of Exeter and Truro. At Exeter there is access to the M5 motorway, mainline railway station serving London Paddington and an international airport.

**DESCRIPTION** The property has been subject to considerable expenditure and improvement by the current vendor over the last 5 years and comprises a detached period farmhouse, a successfully converted single-storey stone barn (with full residential planning) and recently achieved permission for conversion of the existing games room into a holiday let. We highly recommend an early viewing of this unique property, ideally suited for those with a desire for privacy or an extended family, with equestrian interests.

The farmhouse accommodation is clearly illustrated on the floorplan and briefly comprises: entrance porch into the ground floor with slate floors, stairs to the first floor, dual aspect lounge with inglenook fireplace housing woodburner, dining room, study and cloakroom. From the dining room an opening into the galley-style kitchen/breakfast room with base units, Belfast sink, Aga and steps up to the utility room with base and wall units, space and plumbing for washing machine and a door to the shared courtyard.

The first floor has 3 bedrooms, 2 with fitted wardrobes, airing cupboard and a spacious family bathroom with bath, walk-in shower, low flush wc and His and Hers sinks.

**THE BARN** A charming detached, single-storey stone barn which has been skilfully converted to provide excellent accommodation comprising: a spacious lounge with doors to rear garden and access to utility room, modern kitchen with range of base and wall units, Belfast sink and appliance space for range cooker. Door into an inner hallway giving access to the 2 bedrooms (one with en suite shower room) and shower room with low flush WC, wash hand basin and walk-in shower cubicle.



**OUTSIDE** Accessed from the parish road via a 5-bar gate into the concrete yard separating the main properties. Each property has a private garden, the farmhouse garden is to the front of the house and The Barn garden is to the rear of the barn, each laid to lawn with well-defined fence and hedge boundaries.

Through the yard is a range of useful outbuildings comprising a workshop with power and light connected. Adjacent to the workshop is a 2-bay open-fronted car port with door into hallway with 2 WCs, 2 separate showers and stairs rising to first floor with office area and door into large open plan living/sleeping room. This has recently had permission for conversion to holiday use on application number 1/0743/2925/FUL from Torrridge District Council dated 6/1/2026.

Adjoining the carport is an impressive covered yard with 4 stables, water and electricity connected with an adjoining open-fronted tractor shed. From the stable block, a track leads to the pasture paddocks which are located to the north of the homestead being well-fenced and gated, presented in good heart and with access to the 40m x 20m (131' x 65') school. The paddocks are divided into practical enclosures with road gates on the northern boundary. There is a further 4 acre pasture paddock (available by separate negotiation).

The property extends in all to 8.73 acres or thereabouts.

**AGENT'S NOTE** There is a rarely used and well-partitioned public footpath on the extreme southern boundary of the property at the foot of the farmhouse garden.

**SERVICES** Mains water and mains electricity. Private drainage (septic tank shared by both properties). The house has an external oil-fired boiler and The Barn has electric underfloor heating. Both properties are double glazed. Council tax for The Farmhouse – D and The Barn – A.

Full EPCs available on request. Internet: Airband. For mobile coverage, please visit Ofcom website. Please note the Agents have not inspected or tested these services.

**VIEWINGS** Strictly by prior appointment with the Vendor's appointed agents, DJR Estate Agents and Auctioneers.

#### **DIRECTIONS**

Sat Nav: EX21 5DF

What3Words: ///strongman.aquatics.gaps



# Little Blagdon, Ashwater, Beaworthy, Devon, EX21 5DF

Holsworthy 5 miles  
Launceston (A30) 9 miles - Exeter (M5) 45 miles

- No Immediate Neighbours
- Spacious 3 Bedroom Farmhouse
- 2 Bedroom Barn Conversion
- Impressive Stables and Sand School
  - Useful Range of Outbuildings
- Pasture Paddocks Extending to 8 Acres
- Additional Land Available (By Separate Negotiation)
  - EPC D & E and Council Tax D & A



**“An attractive equestrian smallholding with no neighbours, separate annexe and scope for further development”**

**Guide Price £899,950 Freehold**



**DAVID J ROBINSON**  
ESTATE AGENTS & AUCTIONEERS

Approximate Area = 1398 sq ft / 129.9 sq m (excludes carport)

Outbuilding(s) = 1799 sq ft / 167 sq m

Garage = 779 sq ft / 72.4 sq m

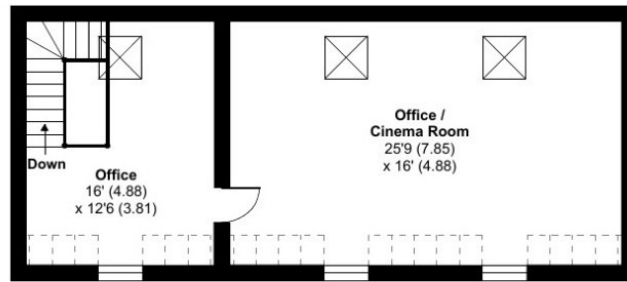
Barn Conversion = 867 sq ft / 80.5 sq m

Limited Use Area(s) = 61 sq ft / 5.7 sq m

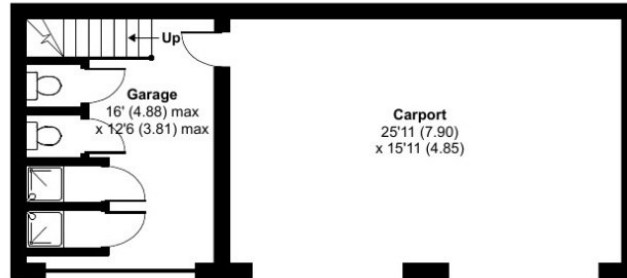
Total = 4904 sq ft / 455.5 sq m

For identification only - Not to scale

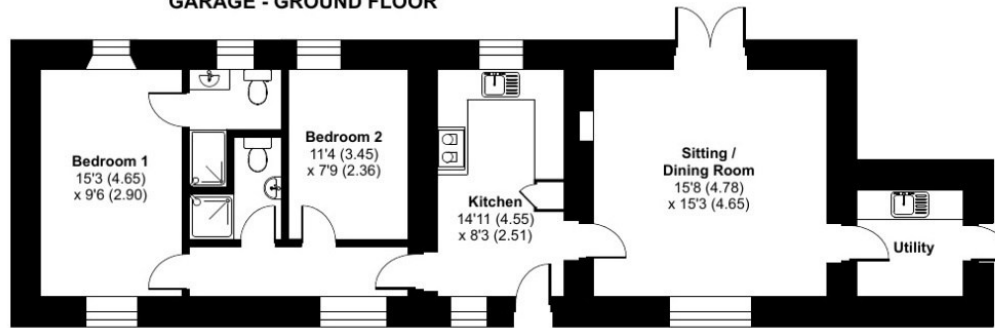
Denotes restricted head height



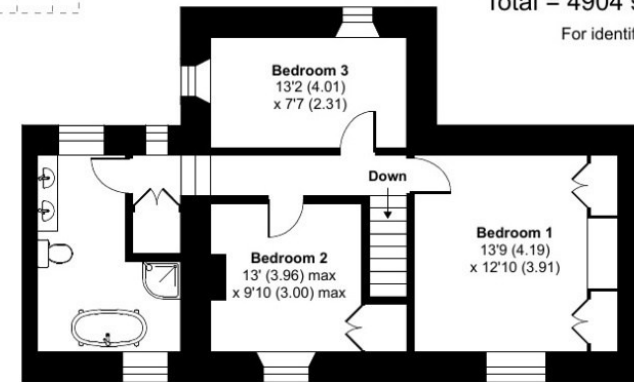
GARAGE - FIRST FLOOR



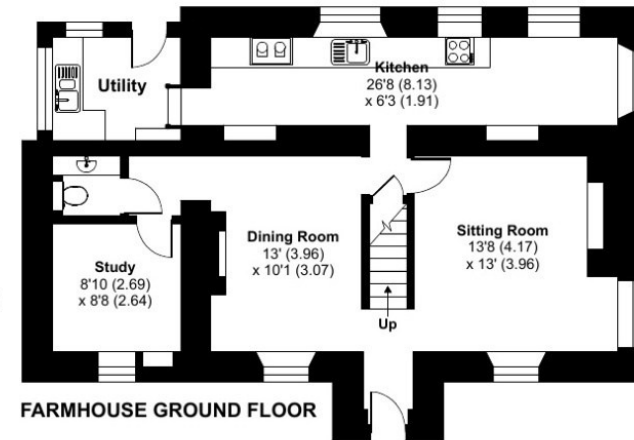
GARAGE - GROUND FLOOR



THE BARN



FARMHOUSE FIRST FLOOR



FARMHOUSE GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1434613

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

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