



COLWILLS
the property professionals





HAZELDENE HOUSE , Ashwater, Beaworthy, Devon , EX21 5DT

£850,000

- Spacious Edwardian residence with accommodation arranged over three floors
- Situated in peaceful hamlet of Ashmill with views over its lawns, woodland and fields
- Triple aspect sitting room, kitchen dining room with Aga, secondary kitchen, cloakroom and utility
- Six bedrooms, three with ensuite facilities and separate bathroom
- Set within approximately 8 acres of gardens, woodland, pasture. Useful range of outbuildings

Constructed in the early 1900's for a local merchant and owner of the mill at Ashmill, this fine Edwardian residence is set in an elevated position, commanding lovely views over its own terrace, lawns, woodland and fields with frontage to the River Carey, all believed to be in the region of 8 acres. The property is situated in peaceful hamlet of Ashmill, approximately half a mile from the sought-after village of Ashwater, a thriving rural community, including a village shop with Post Office, pub, village hall and a primary school. For those drawn to the coast, the seaside town of Bude is approximately 17 miles away, offering an array of sandy surfing beaches, dramatic cliff-top walks

In 2010 there was an extensive programme of refurbishment and sensitive restoration. Arranged over three floors, the spacious accommodation briefly comprises an entrance hall with original mosaic tiled flooring, a triple-aspect sitting room featuring a polished slate fireplace with multi-fuel stove, and a generous kitchen/dining room with marble fireplace, multi-fuel stove and traditional two-oven Aga. Further ground floor accommodation includes a secondary kitchen, cloakroom, boiler room and utility room. On the first floor are four well-proportioned bedrooms, three of which benefit from en-suite facilities, whilst the second floor provides two additional bedrooms and a family bathroom, offering flexible accommodation for larger families or visiting guests.

Outside there is a detached garage with adjoining gym and office/games room above, kitchen garden and gardens which transition naturally into areas of woodland, before opening out to level pasture.





DIRECTIONS

From the centre of Holsworthy proceed through the town towards Launceston on the A388 until reaching Clawton. At the crossroads turn left sign posted Ashwater and stay on this road for approximately 1.5 miles and at the T junction turn right and stay on this road for approximately 2.5 miles, passing the primary school on your right, at Ashmill turn right up the hill and the property will be located a short distance along on the left hand side.

ENTRANCE HALL 30' 10" x 6' 4" (9.4m x 1.93m) Entering via a double glazed composite door to the front elevation with UPVC double glazed fixed side panels to either side which offers views over the terrace, gardens and grounds. Staircase ascending to the first floor, beautiful original traditional mosaic tiled flooring and radiator. Doors serve the following rooms:-

SITTING ROOM 25' 11" x 12' 2" (7.9m x 3.71m) A beautiful and spacious triple aspect reception room with ornate 9ft 5' high coved ceilings, two ceiling roses, with UPVC double glazed sash style windows to the side and rear elevations and matching windows to the turret-style bay projection overlooking the terrace, grounds and surrounding countryside. Feature fireplace with polished slate fireplace surround with granite hearth and inset multi fuel burner, solid oak herringbone floor and two radiators.

KITCHEN/DINING ROOM 25' 9" x 11' 8" (7.85m x 3.56m) A beautiful and spacious triple aspect kitchen dining room with ornate 9ft 6' high coved ceilings, ceiling roses, inset lighting with UPVC double glazed sash style windows to the side and rear elevations and matching windows to the turret-style bay projection overlooking the terrace, grounds and surrounding countryside. Feature marble fireplace surround with tiled hearth and multi fuel burner, solid wood flooring and two radiators.

The kitchen is finished with a range of matching bespoke solid oak hand painted wall and base units with granite worksurfaces with matching upstands, incut drainer and undermounted Belfast style sink. Feature oil fired two oven Aga and space and plumbing for dishwasher. Arch leading to:-

SECONDARY KITCHEN 14' 9" x 7' 5" (4.5m x 2.26m) Twin UPVC double glazed sash style windows to the side elevation overlooking the kitchen garden, 9ft 6' high ceiling with inset lighting, solid wood flooring and radiator.

The kitchen is finished with a range of matching wall and base units with granite worksurface with matching upstand, incut drainer with undermounted Belfast style sink and space for American style fridge freezer. Arch leading to:-

REAR HALL 9' 4" x 8' 3" (2.84m x 2.51m) Double glazed composite door and a UPVC double glazed sash style window to the side elevation, 9ft 6' high ceilings, solid wood flooring and radiator. Door to:-

CLOAKROOM 7' 10" x 4' 11" (2.39m x 1.5m) Attractive part wall tiling, pedestal wash hand basin, WC, solid wood flooring and a chrome wall mounted heated towel rail.

BOILER ROOM 9' 3" x 9' 00" (2.82m x 2.74m) Wooden framed glazed window to the side elevation and UPVC door leading to the kitchen garden. Wall mounted consumer units, floor standing Grant oil fired boiler, tiled flooring and radiator. Door to:-

UTILITY 9' 2" x 6' 7" (2.79m x 2.01m) UPVC door to the side elevation leading to the front drive. Loft hatch access, fitted work surface with space and plumbing for washing machine, space for tumble dryer, Openreach point and tiled flooring.

FIRST FLOOR UPVC double glazed door to the front elevation which opens out onto a balcony seating area offering views over the gardens, grounds and surrounding countryside. Staircase ascending to the second floor, radiator and airing cupboard housing the pressurised hot water cylinder.

BALCONY 10' 00" x 4' 11" (3.05m x 1.5m) Perfect place to sit and unwind overlooking the gardens and grounds.

BEDROOM ONE 18' 2" x 11' 8" (5.54m x 3.56m) A bright and spacious principal double bedroom with UPVC double glazed sash style windows to the turret-style bay projection overlooking the garden, grounds and surrounding countryside. 9ft high ceiling with inset lighting, feature pendant lighting and radiator. Door to:-

ENSUITE 11' 7" x 7' 00" (3.53m x 2.13m) A dual aspect ensuite with UPVC double glazed sash style windows to the side and rear elevations. Inset lighting, three quarter height attractive tiled walls, panel enclosed bath, double shower enclosure with mains fed shower with soak head and separate hand attachment, vanity unit with inset basin, push button low flush WC, Karndean flooring and a chrome dual fuel heated towel rail.

BEDROOM TWO 13'10 max' 11'1 min" x 13' 6" (4.24m x 4.11m) A bright and spacious guest bedroom with UPVC double glazed sash style windows to the to the turret-style bay projection, overlooking the garden, grounds and surrounding countryside. 9ft high ceiling with inset lighting, feature pendant lighting and radiator. Door to:-

ENSUITE 6' 4" x 5' 8" (1.93m x 1.73m) Inset lighting, attractive polished stone wall tiling, quadrant shower enclosure with mains fed shower, Porcelanosa pedestal wash hand basin, push button low flush WC and a chrome dual fuel wall mounted heated towel rail.

BEDROOM THREE 16'4 max' 9'4 min" x 13'4 max' 5'8 min" (5.11m x 4.09m) A double bedroom with UPVC double glazed sash style windows to the front and side elevations overlooking the countryside. Inset lighting, feature pendant light and radiator. Door to:-

ENSUITE 8'8 max' 5'3 min" x 6'8 max' 3'1 min" (2.57m x 1.91m) UPVC double glazed window to the side elevation, inset lighting, fully tiled walls, quadrant shower enclosure with mains fed shower, Porcelanosa pedestal wash hand basin, push button low flush WC and a chrome dual fuel wall mounted heated towel rail.

BEDROOM FOUR 11'7 max' 5'4 min" x 11'6 max' 8'1 min" (3.48m x 3.56m) A dual aspect room with UPVC double glazed sash style windows to the side and rear elevations

overlooking the countryside. 9ft high ceilings and a radiator

SECOND FLOOR Split level landing with doors serving the following rooms:-

BEDROOM FIVE 15'11 max' 7'11 min" x 12'5 max' 8'11 min" (4.75m x 3.86m) UPVC double glazed window to the front elevation overlooking the garden, grounds and surrounding countryside. Radiator.

BEDROOM SIX 16'00 max' 7'6 min" x 12'7 max' 9'1 min" (5.05m x 3.89m) UPVC double glazed window to the front elevation overlooking the garden, grounds and surrounding countryside. Karndean flooring and radiator.

BATHROOM 13' 5" x 7' 8" (4.09m x 2.34m) A well appointed family bathroom with inset lighting, central double ended bath, Porcelanosa pedestal wash hand basin, push button low flush WC, attractive polished stone tiled walls, solid wood flooring, two useful storage cupboards and a chrome dual fuel heated towel rail.

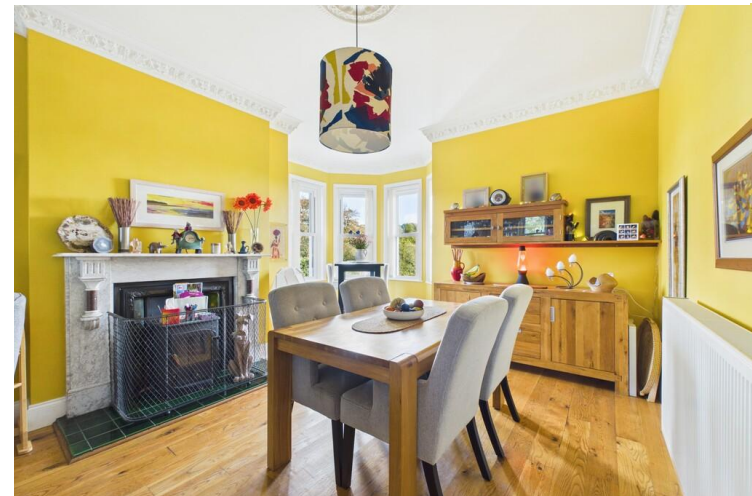
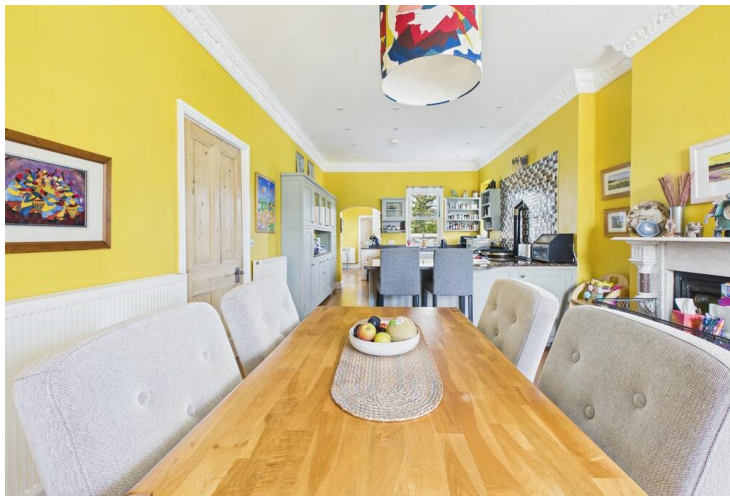
GARAGE 18' 3" x 10' 6" (5.56m x 3.2m) Up and over door with light and power connected.

GYM 18' 2" x 10' 5" (5.54m x 3.18m) Dual aspect with UPVC double glazed French doors to the front elevation and twin wooden framed double glazed windows to the side elevation.

OFFICE/GAMES ROOM 18' 6" x 13' 8" (5.64m x 4.17m) UPVC double glazed window to the front elevation, inset lighting.

OUTSIDE The property is approached via a concrete courtyard driveway with twin timber entrance gates measuring approximately 16ft in width. These open onto an extensive gravel driveway, providing ample parking and turning space, together with a concrete hardstanding area positioned in front of the detached garage block.

A delightful gravel terrace, enclosed by a low wall, enjoys far-reaching views over the





gardens, grounds and surrounding countryside. Steps descend from the terrace through beautifully landscaped gardens, planted with a wide variety of mature shrubs, plants and seasonal colour.

To one side of the property lies an attractive walled kitchen garden featuring gravel pathways, a pond, productive vegetable and fruit beds, and areas of lawn. An opening from the terrace leads to a further level lawn bordered by low conifer hedging, which in turn rises to a separate vehicular access point, ideal for agricultural machinery and maintenance of the wider grounds.

A timber five-bar gate opens into a small enclosed paddock, perfectly suited for keeping pet sheep, chickens or other small livestock. From the upper entrance, a vehicle-width track continues alongside an enchanting area of woodland, renowned for its spectacular display of bluebells during the spring months. Meandering footpaths weave through the trees, offering wonderful private walks within the property's own grounds.

Within the woodland is a former disused quarry, now providing a useful open-fronted wood store measuring approximately 44ft x 13ft. A pathway leads onwards to a timber five-bar gate opening into a level paddock of approximately 4 acres, bordered by the River Carey and benefiting from a pond in one corner.

A lower track follows the edge of the paddock and leads to a level area where there is a further disused quarry which now accommodates a field shelter measuring approximately 24'3" x 11'10". A further field shelter with hardstanding and direct access into the paddock



provides excellent facilities for those wishing to keep ponies or other livestock.

COUNCIL TAX Band E

SERVICES Mains electricity, water. Private drainage via a septic tank. Oil fired central heating.

TENURE Freehold



Approximate total area⁽¹⁾

2751 ft²

255.6 m²

Balconies and terraces

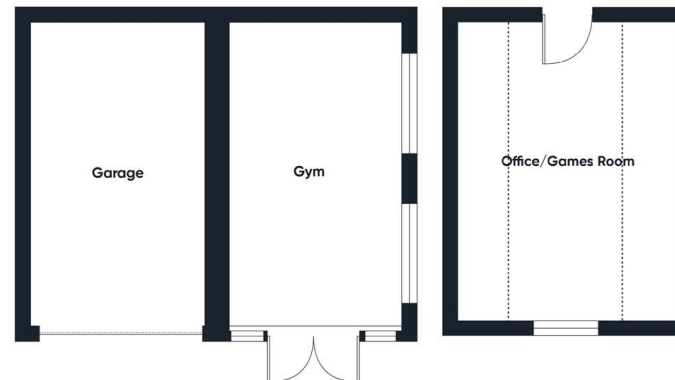
50 ft²

4.6 m²

Reduced headroom

163 ft²

15.2 m²



Approximate total area⁽¹⁾

628 ft²

58.3 m²

Reduced headroom

112 ft²

10.4 m²



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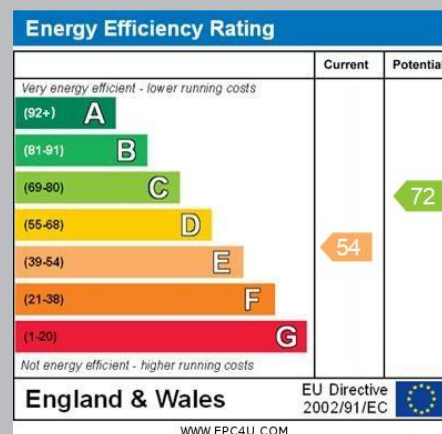






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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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