



**Oakleigh, Ashwater,
Beaworthy, Devon, EX21 5EJ**

Guide Price £349,950 Freehold





Most appealing detached family home close to local amenities and enjoying rural views

- No Onward Chain
 - 3 Bedrooms
- Lounge with Woodburner
 - Kitchen/Dining Room
 - Large Garden Room
- Lawned Level Gardens with Rural Views
 - Integral Garage & Off Road Parking
 - EPC C & Council Tax D

SITUATION Set in the self-contained village of Ashwater with its pub, village green, post office/community shop, modern village hall and primary school. Ashwater is 8 miles south of the market town of Holsworthy and 9 miles from Launceston.

At Launceston there is access to the A30 which links to the M5 motorway and the city of Exeter with its main line railway station serving London, Paddington and an international airport. Holsworthy has a medical centre, Waitrose supermarket and is only 9 miles from the coastal resort of Bude.

DESCRIPTION Designed by a local architect and constructed in 2011 of block construction beneath a slate tiled roof, is this most comfortable family home designed to be wheelchair accessible.

The accommodation is illustrated on the floor plan and briefly comprises: entrance hall with cloak hanging space, utility room/rear porch with plumbing and appliance space for washing machine and tumble dryer, glazed door to side of property and door into integral garage with metal up and over door and workings for the air source heat pump.

Kitchen/dining room with a range of base and wall mounted units with laminate work surfaces over and tiled splashbacks. Inset stainless steel sink with mixer tap, electric double oven with pan storage above and below and inset 4 ring ceramic hob with extractor unit over. Integral dishwasher, fridge/freezer and fitted wine rack. Double doors into the garden room with plant shelves and doors opening onto rear decked patio terrace, ideal for al fresco dining.

Lounge with a multi fuel burner on slate hearth and sliding doors into the garden room.



From entrance hall stairs rise to first floor landing with study area and doors opening into all rooms. Bedroom 1 has an en suite shower room and two further good sized bedrooms. The family bathroom has a suite of panel enclosed bath, low flush WC and wash hand basin.

OUTSIDE To the front is gravelled off-road parking for two vehicles and leading to the integral garage.

Path to the side of the property leads to the rear garden which is laid mainly to lawn with well defined fence boundaries and enjoying attractive views over surrounding farmland. There is an above ground ornamental fishpond and steps up to the extensive rear decked patio terrac

SERVICES Mains water, mains drainage, mains electricity. Air source heat pump and underfloor heating. Council tax band D. Full EPC document available on request. Broadband: Via Starlink. For mobile phone coverage please visit Ofcom website.

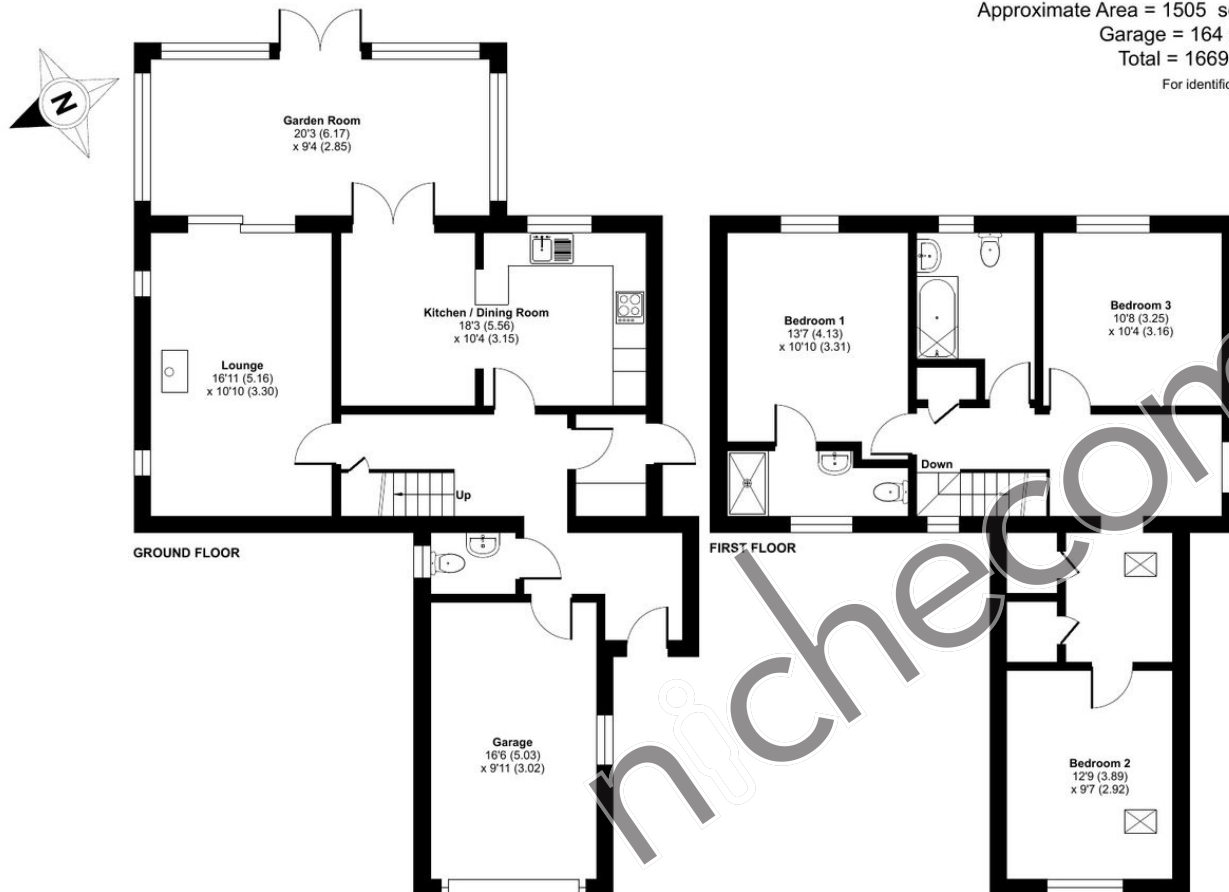
Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed agents, David J Robinson Estate Agents and Auctioneers.

DIRECTIONS From Launceston, take the A388 towards Holsworthy. Follow this road for approximately 8 miles, taking the right hand turning to Ashwater. Continue along this road and proceed over the stone bridge at the bottom of the hill. Continue up the other side and as you enter the village just before the village green turn left signposted Clawton/Holsworthy and the property will be found after 75 meters on the right hand side easily identified by the For Sale Board.

Sat Nav: EX21 5EJ

What3Words: ///mugs.different.define



Approximate Area = 1505 sq ft / 139.8 sq m
 Garage = 164 sq ft / 15.2 sq m
 Total = 1669 sq ft / 155 sq m
 For identification only - Not to scale

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: 1492917



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

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