Whites Farmhouse

STAGS

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Ashwater, Beaworthy, Devon, EX21 5UW

Holsworthy 7.8 miles - Okehampton 13.1 miles - Launceston 13.5 miles

A character 4/5 bedroom detached farmhouse with private gardens

- Large Detached farmhouse with annexe potential
- Approx. 13.4 Acres available by separate negotiation
- Renewed modern Kitchen
- Large multi-purpose modern barn via separate negotiation
- Freehold
- Popular Rural Position
- 4 Reception Rooms
- Lawn garden and off road parking
- 4/5 bedrooms
- Council Tax Band: E

Guide Price £550,000

SITUATION

The property is located in the heart of North West Devon, just under 8 miles from the ancient market town of Holsworthy with a range of shops, educational and recreational facilities. The smaller villages of Ashwater (4 miles) and Halwill Junction (3 miles) both have well respected Primary Schools and Public Houses and the town of Okehampton is approximately 13 miles away with access to the A30 dual carriageway and rail service to Exeter St. Davids. The area is predominantly noted for its agriculture and forestry and is also a very popular tourist destination with numerous golf courses, inland sailing at Roadford and Upper Tamar Lakes and some of the finest walking in the British Isles.

DESCRIPTION

A substantial Grade II listed detached farmhouse, offering generous accommodation with a wealth of charm, character and wooden windows. The accommodation offers 4/5 bedrooms, 4 reception rooms, kitchen, utility, garden and off road parking.

ACCOMMODATION

A front door leads into the porch which runs along the front of the property. A further door leads into the entrance hall with a door through to the family room with a window seat, under stairs storage and an impressive fireplace housing a clome oven and wood burning stove.

The dining room boasts a range of character features with an impressive inglenook fireplace housing a clome oven and wood burning stove, wooden flooring, old creamery, window seat and a door leading through to an inner hall which leads to the snug and the delightful sitting room with a further impressive fireplace housing a wood burning stove. The kitchen has been recently installed by the current owners and offers a range of base units and drawers with a wooden work surface, inset sink, space for a range cooker and space for appliances. A door from the kitchen leads into the boot room/store with access to the utility room and rear garden. The utility room offers additional work surface space or a potential second kitchen, should one require a self-contained part of the property. The ground floor accommodation is completed by a study/bedroom 5 with a shower room. The first floor offers an impressive landing, 4 double bedrooms and a shower room with a wash hand basin, WC and a further bathroom.

OUTSIDE

To the front of the property there is parking for 2 cars. The garden is located to the rear and side of the property and is predominantly laid to lawn with a range of shrubs, plants and a useful stone outbuilding. A very short stroll along a a rarely used public footpath/an unadopted track, leads to the package of land. The land is mainly level pasture paddocks, with an area of woodland (ideal for collecting wood for the woodburning stoves) and a stream boundary. There are approximately 13.45 acres of lying land, together with a modern agricultural/multi-purpose barn and a further open-fronted tractor shed, available by separate negotiation.

SERVICES

Mains water and electricity. Private drainage via a septic tank. Heating via multifuel burning stoves. Broadband available: Ultrafast and Standard ADSL. Mobile signal coverage: Voice available (Ofcom). Please note the agents has not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Launceston take the A388 road north towards Holsworthy, passing through the village of St Giles on the Heath and the hamlet of Chapmans Well. Take the third right turning at Blagdon Cross signposted Ashwater and Holsworthy. Continue to the crossroads at Sandymoor Cross and proceed straight on. Follow this road until it turns sharply to the right and continue along until the first left hand turning with a white signpost and No Through road sign for Langaford. As the road forks, turn left and you will see the property in front of you.

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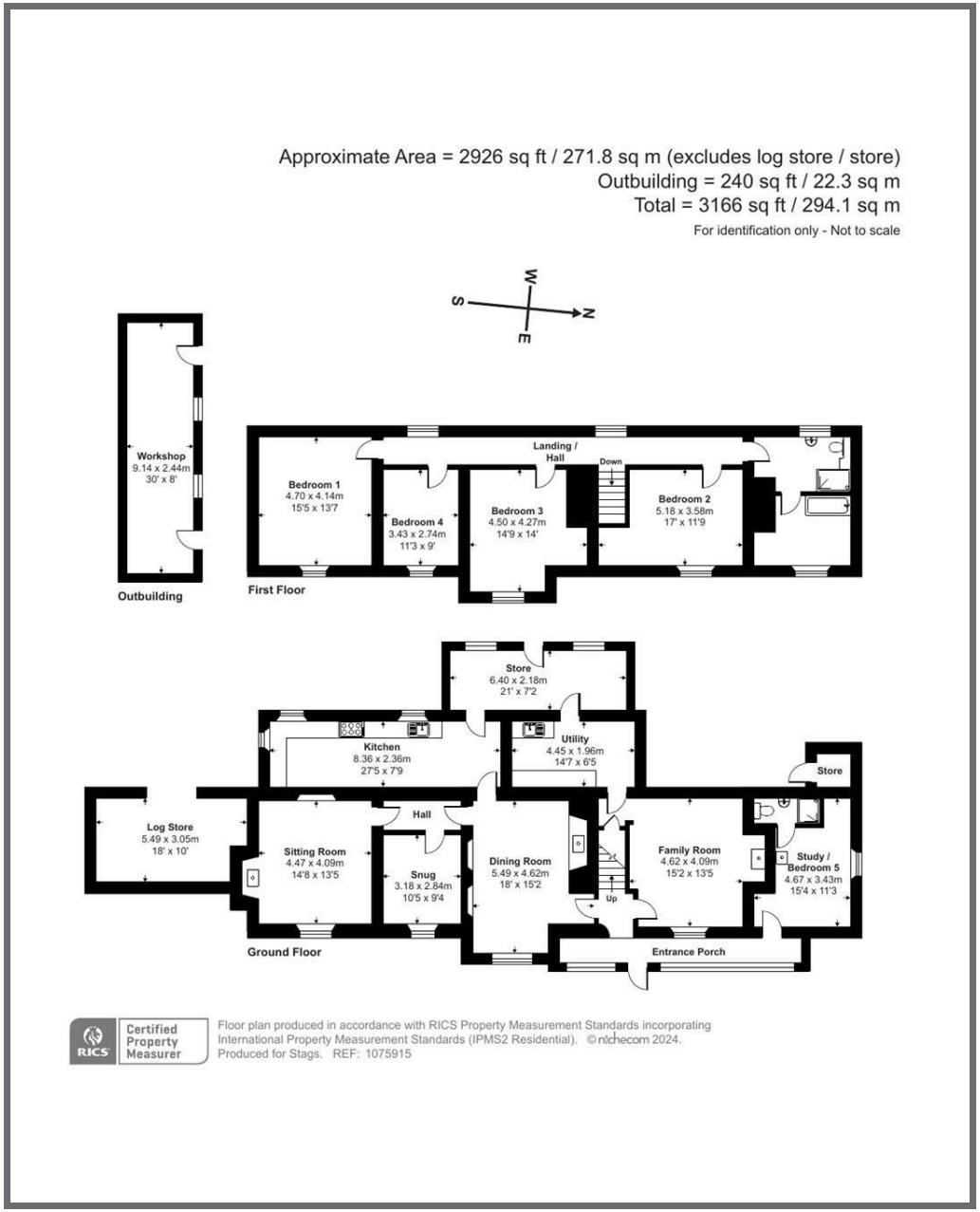
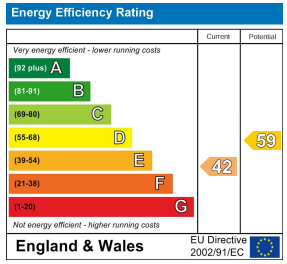
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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