



The Old Farmhouse



# The Old Farmhouse

Ashwater, Beaworthy, EX21 5DA

Bude 16 miles - Launceston 8.4 miles - Exeter 44 miles

Stunning detached 4 bedroom, 4 reception farmhouse, with 1.03 acres and a detached outbuilding with potential for conversion, in a quiet semi-rural location.

- Beautifully restored 4 bedroom farmhouse
- 4 reception rooms
- Stunning kitchen/breakfast room
- Principal bedroom suite with stylish en-suite
- Bespoke shutters and high quality finishes
- Approximately 1.03 acres of gardens and grounds
- Triple garage, parking, workshop and outbuilding
- Rural hamlet location
- Freehold
- Council Tax band - F

Guide Price £850,000

## SITUATION

The Old Farmhouse occupies a delightful position within a peaceful rural hamlet on the edge of Ashwater, one of West Devon's most sought-after village communities. Surrounded by rolling countryside and enjoying a wonderful sense of tranquillity, the property is nevertheless conveniently placed for access to the market towns of Holsworthy and Launceston, both offering a comprehensive range of everyday amenities. The dramatic North Cornwall coastline at Bude and the stunning landscapes of Dartmoor National Park are both within easy reach, providing an enviable balance of rural living and accessibility. The village itself benefits from a primary school, village shop with post office, village hall and popular public house.

## DESCRIPTION

Believed to date from around 1800, the property is an exceptional period residence of cobb and brick construction, that has been sensitively restored and enhanced to create a superb family home of considerable character and distinction. Rich in original features, including exposed beams, stonework and inglenook fireplaces, the property successfully blends its historic heritage with an impressive range of modern comforts and high quality finishes. Approached via a gated gravel driveway, the farmhouse enjoys generous grounds. Internally, the accommodation extends to just under 2,500 sq ft and is beautifully presented throughout, offering bright and versatile living spaces that cater equally well to family life and entertaining. Recent improvements include a stunning kitchen extension, underfloor heating throughout the ground floor, bespoke window shutters and luxurious bathroom suites fitted with Porcelanosa sanitary ware and tiling.



## ACCOMMODATION

An oak stable door opens into an entrance porch, leading through to a welcoming sitting room centred around a striking inglenook fireplace with exposed stonework and a contemporary wood burning stove. From here, further reception rooms provide excellent flexibility, including a formal dining room with feature fireplace, a cosy snug and a light filled garden room enjoying views over the grounds. The heart of the home is undoubtedly the kitchen/breakfast room, featuring a vaulted ceiling with remote controlled rooflights, quartz work surfaces, a large central island, Quooker tap and an extensive range of integrated Siemens appliances. French doors open directly onto the terrace, creating a seamless connection between the indoor and outdoor spaces. A practical utility room and cloakroom complete the ground floor accommodation. On the first floor, a spacious landing gives access to four double bedrooms and the family bathroom. The principal bedroom enjoys exposed timbers, air conditioning and a beautifully appointed en-suite shower room, while the second bedroom also benefits from en-suite facilities. Two further double bedrooms are served by a luxurious family bathroom comprising a bath, separate shower, WC and vanity unit. Throughout the property, careful attention to detail and exemplary presentation are immediately evident.

## OUTSIDE

The property is approached via a sweeping gravel driveway flanked by established planting and lawns, leading to extensive parking and a substantial triple garage with electric roller doors. The garage offers considerable versatility and is currently arranged to provide vehicle storage, workshop space and a gym area. The beautifully maintained grounds extend to approximately 1.03 acres. The grounds are mainly laid to lawn with mature trees, established hedging, productive vegetable beds and colourful planted borders combine to create an attractive and private setting. Adjoining the rear elevation is a generous paved terrace, ideal for outdoor dining and entertaining, with access from several principal rooms.

A detached workshop/outbuilding provides excellent storage and workspace, with clear potential for conversion into a self-contained annexe, subject to the necessary planning permissions (architectural plans have already been drawn up).

In addition, a further detached barn, equipped with power and lighting, also offers exciting scope for conversion, subject to the appropriate consents. Together, these versatile outbuildings present a rare opportunity to create a highly adaptable lifestyle property, set within an exceptional rural setting.

## VIEWINGS

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

## SERVICES

Mains electricity and water. Private drainage via sewage treatment plant. Oil fired central heating and wood burning stoves and underfloor heating. Broadband availability: Standard ADSL, Mobile signal: varied availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

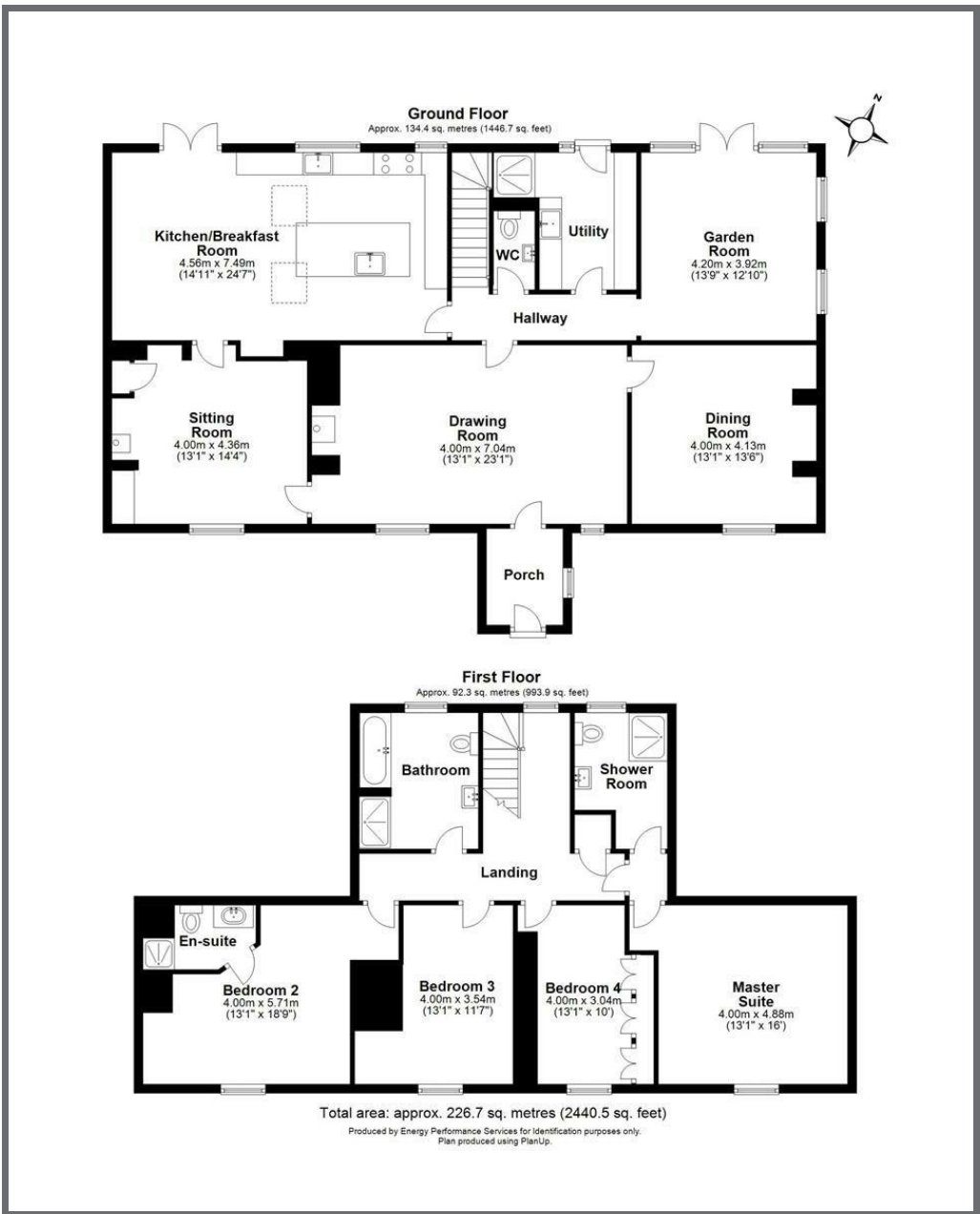
## DIRECTIONS

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 Stags for sale board.

What3words - wishing.shred.tricky



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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