



Manor Cottage

Ashwater, Beaworthy, Devon, EX21 5EH

KIVELLS

Manor Cottage

Ashwater, Beaworthy, Devon, EX21 5EH

£350,000 Guide Price

Three bedroom detached stone and cob characterful cottage

Well-presented accommodation throughout including a bespoke farmhouse-style kitchen

Open plan living/dining room with fireplace housing log burning stove

Detached stone barn offering conversion potential (STPP)

Off-road parking and low maintenance garden with manicured lawn and good-sized patio

EPC Rating: F



Description

A three-bedroom characterful stone and cob cottage located in the popular self-contained village of Ashwater. The property offers spacious well-presented accommodation including an open plan living/dining room with feature stone fireplace and slate flagstone floorings. A modern bespoke farmhouse-style kitchen, utility room and bathroom complete the ground floor. On the first floor there are three bedrooms, two of which are doubles.

Externally the property boasts a gated drive providing parking for multiple vehicles, from the drive you can access the detached stone barn which offers good storage, an additional bathroom and ample potential. The garden is chiefly laid to lawn and offers a good-sized patio well-suited to alfresco dining and summerhouse.



Location

Manor Cottage is situated nearby to the village shop/post office, village green, popular public house and church, with primary school on the outskirts of the village. Ashwater sits midway from the bustling towns of Launceston (10 miles South) and Holsworthy (7.5 miles North). Both towns have a wide range of social, commercial and retail facilities, with secondary schools in either town. Equally Bude is just 17 miles west where a plethora of further facilities are available and where the safe sandy beaches can be enjoyed.

Accommodation

GROUND FLOOR

PORCH

Slated storm porch with timber-glazed door leading into:

LIVING/DINING ROOM

Generous sized reception room with two uPVC double-glazed windows to the front aspect. Boasting a range of character features including fireplaces at either end, with one housing a wood burner sat upon slate hearth with timber mantel over, and feature clome oven. Exposed timber beams and slate flagstone flooring provide further character. Ceiling lights, stairs rising to the first floor, radiators, pine flooring, understairs storage cupboard and doors to:

KITCHEN

Modern farmhouse-style kitchen boasting a range of matching eye and base level units with wooden work surface over, incorporating Belfast-style sink with grooved draining board. uPVC double-glazed window to the rear aspect. Electric oven with induction hob over and extractor hood above. Recess spotlights, exposed stone wall with feature clome oven, bespoke larder cupboard, dishwasher, built in fridge/freezer, oil-fired boiler, slate flooring with underfloor heating and door to:

UTILITY ROOM

Timber work surface with integrated 1½ composite sink/drain unit, under counter space and plumbing for washing machine and tumble drier. Timber double-glazed window and door to the rear aspect. Ceiling lights, electricity consumer board, radiator, laminate flooring.

BATHROOM

Three-piece suite comprising panel-enclosed bath with electric shower over and tiled splash-backing. Low level flush WC, vanity unit with inset handwash basin. Double-glazed window to the side aspect, directional spotlights, chrome heated towel rail, laminate flooring.

FIRST FLOOR

FIRST FLOOR LANDING

Timber window to the rear aspect, ceiling light, built-in airing cupboard, radiator, timber floor boards.

BEDROOM ONE

Good size dual aspect double bedroom with timber double-glazed windows to the front and rear aspect. Ceiling light, built in wardrobes, radiator. Ample space for bedroom furniture, fitted carpet.



BEDROOM TWO

Double bedroom with timber double-glazed window to the front aspect, ceiling light, built-in wardrobes, radiator, fitted carpet.

BEDROOM THREE

Timber double-glazed window to the front aspect, ceiling light, radiator, fitted carpet.

OUTSIDE

The property is approached through a timber gate providing access to the private driveway, which offers offroad parking for multiple vehicles. From here, you can access the detached stone barn which provides useful storage, a further bathroom and potential for conversion (STPP). A paved path leads to the rear garden, which is chiefly laid to lawn, also offering a good sized patio area well-suited to alfresco dining and a summerhouse.

TENURE

Freehold

AGENTS NOTE

Plans for a proposed extension are available upon request.







Services

Mains water, electricity, drainage and oil fired central heating.



EE Rating - F



Council Tax Band - D



Directions

What3Words – firework.sweated.developer



Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01409 253888** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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