



East Blagaton Cottage

Ashwater, Beaworthy

A superb, Victorian former farmhouse, in a peaceful, rural location, with 3 Double Bedrooms; Kitchen/Dining Room; Lovely Sitting Room with Woodburner. Large, Level Gardens; Parking for Numerous Vehicles; Large Outbuilding with Garaging/Workshop and Office/Studio/Games Room. Viewing Essential.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Superb Victorian Former Farmhouse
- Spacious and Light Accommodation
- Quiet, Rural Location
- Three Double Bedrooms
- Large Garage/ Workshop & Studio/Office/ Games Room
- Large, Level Gardens and Parking for Numerous Vehicles
- Easy Access to Footpaths and Nearby Countryside





Situation and Description

The property is located between the villages of Halwill, Halwill Junction and Ashwater, in a peaceful and small rural hamlet of just four properties. Nearby are local amenities including general stores and public houses and a regular bus route. A wider range of services can be found in the nearby towns of Holsworthy, Launceston and Okehampton, which are 7 miles, 13 miles and 12 miles respectively. The spectacular scenery of Dartmoor National Park and the beautiful beaches of the North Devon and Cornwall coast are easily accessible.

A superb, former farmhouse is believed to date back to the 1850s, situated in a quiet, rural hamlet of four properties, thus offering the opportunity for peaceful rural living, with classic Devon countryside right on your doorstep.

The property has been lovingly updated and improved over recent years and is presented in excellent order, both internally and externally.

The spacious accommodation, is complimented by an abundance of natural light, with many of the rooms being dual aspect, briefly comprises of: entrance hall; a cosy yet spacious sitting room, with fitted wood burner; a lovely farmhouse kitchen/dining room, with a range stove and ample space for dining table and chairs, making it the heartbeat of the house. There is an adjoining utility room, with cloakroom, which is perfect for receiving muddy humans or pets, before entering the main part of the house.

To the first floor is a split landing, with doors leading to three double bedrooms and a bath/shower room.

To the outside, the property is approached via a single lane track, serving four properties and the local farm. There is a large parking area, providing off-road parking for at least 5 to 6 vehicles. This leads to a fantastic outbuilding, which currently is used a large garage/workshop and a office/studio/games room. The building is substantial and has power and lighting. It could offer a multitude of uses including potential for secondary accommodation (subject to the necessary planning consents).

There is a large, level and enclosed garden, perfect for family use. Predominantly laid to lawn, with patio seating area, with raised vegetable beds, greenhouse and garden shed. There is also a large store shed (5.91m x 3.03m) and a further modern shed, which is currently used as dog kenneling. There is courtesy outside lighting and power points and a modern oil storage tank. The sellers have also installed a modern sewerage treatment plant, within the grounds, which is for the sole use of the property.

We are delighted to be appointed as sole agents for the sale of this excellent property and viewing is highly recommended to fully appreciate.

SERVICES

Ground Floor



First Floor











Mansbridge Balment

Mansbridge Balment, Office 43, A30Bc, Higher Stockley Mead - EX20
1BG

01837 52371

okehampton@mansbridgebalment.co.uk

www.mansbridgebalment.co.uk/

