



Owl Cottage



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Ashwater, Beaworthy, EX21 5EY

Holsworthy 7.6 miles - Launceston 9.7 miles - Bude 17 miles

A modern 4/5 bedroom detached home within easy reach of village facilities, with a garage, off-road parking and flexible accommodation.

- Flexible accommodation
- Well-served village in a Dark Skies area
- Sociable Kitchen/Dining room
- Contemporary bathroom & en-suite
- Low maintenance garden, garage & parking
- Large attic room
- Modern log-burning stove & central heating
- uPVC Double glazed windows
- Council Tax Band: E
- Freehold

Guide Price £470,000

SITUATION

The substantial house is located towards the centre of the Ashwater, a popular, rural village with its well-respected and thriving pub 'The Village Inn' which has a restaurant and houses village events, a village hall, community shop and Post Office, with In-Post lockers, a primary school and a bus service to the local secondary schools. Holsworthy is just over 7 miles to the north with a wider range of facilities, whilst the coastal resort of Bude is 17 miles away with extensive sandy beaches and cliff top walks. Launceston is 10 miles to the south with a 24-hr supermarket and access to the vital A30 trunk road linking the Cathedral cities of Truro and Exeter.

DESCRIPTION

This 4/5 bedroom detached home offers particularly versatile and well proportioned accommodation, ideally suited to multi-generational living and home working. The large attic room with an adjacent bathroom w/c, previously utilised as both an office and music room, together with a snug or ground floor bedroom, with a nearby shower room w/c, provides excellent flexibility.



ACCOMMODATION

Entry via a covered stone porch and an impressive bespoke oak door that leads into the welcoming hallway. Throughout the ground floor, sweet chestnut flooring adds warmth and quality, complemented by a modern wood burning stove installed two years ago (fully certified) set in a large inglenook brick fireplace and wooden lintel, creating a focal point to the principal reception room which, along with the kitchen/dining room, have a cottage feel, with exposed beams and artefacts on show from the old 'The Manor Inn', on which the property was built in the year 2000.

The kitchen is such a sociable space, with matching units and a central island/breakfast bar, integrated appliances including a fridge, washing machine and dishwasher, with the Rangemaster available via separate negotiation. The ground floor snug or bedroom has a nearby shower room and there is a useful Utility room leading into the larger than average single integral garage.

On the first floor, there is a master bedroom with an ensuite, three further bedrooms and a lovely main family bathroom, both the family bathroom and ensuite benefit from mood lighting with Bluetooth connection. Bedroom 4 is currently being used as a craft room, and has stairs leading up to the deceptively spacious attic room with a further bathroom. This space could be utilised as overflow accommodation, a home office or music room, with two skylights allowing in an abundance of natural light.

OUTSIDE

Externally, the garden has been designed for ease of maintenance being mainly laid to gravel, with a patio ideal for outdoor dining. The garden also benefits from outdoor lighting to both the rear and side. To the front of the property the gravelled driveway offers off road parking for 2 cars and access into the garage.

SERVICES

Mains electricity, water and drainage. Oil central heating with a HIVE smart heating system, wood burning stove. Gas fired Rangemaster in the kitchen using propane gas bottles. Broadband available: Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

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

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 the property will be found on the right hand side, marked with a Stags for sale board

what3words.com: hydration.commenced.deflate



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**Approximate Gross Internal Area 2443 sq ft - 227 sq m
(Including Garage)**

Ground Floor Area 1201 sq ft - 112 sq m

First Floor Area 833 sq ft - 77 sq m

Second Floor Area 409 sq ft - 38 sq m



For Identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	75
England & Wales		EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

