

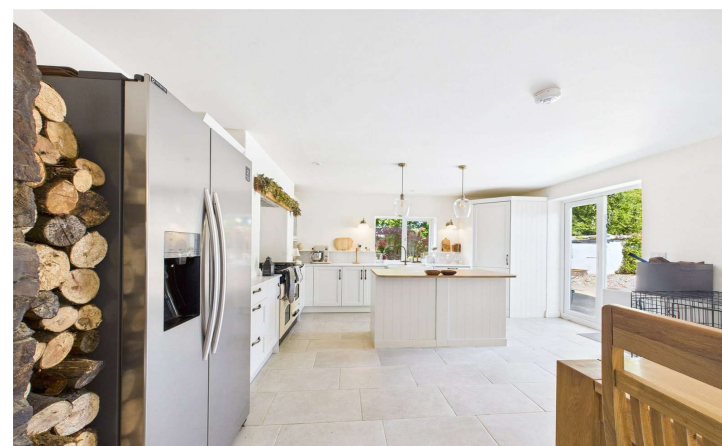


Bond
Oxborough
Phillips

Changing Lifestyles

East Down Cottage
Ashwater
Beaworthy
Devon
EX21 5UP

Asking Price: £665,000 Freehold



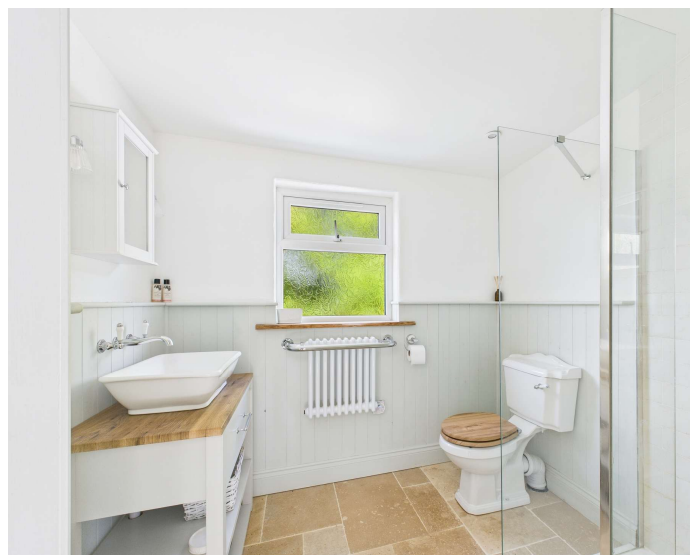
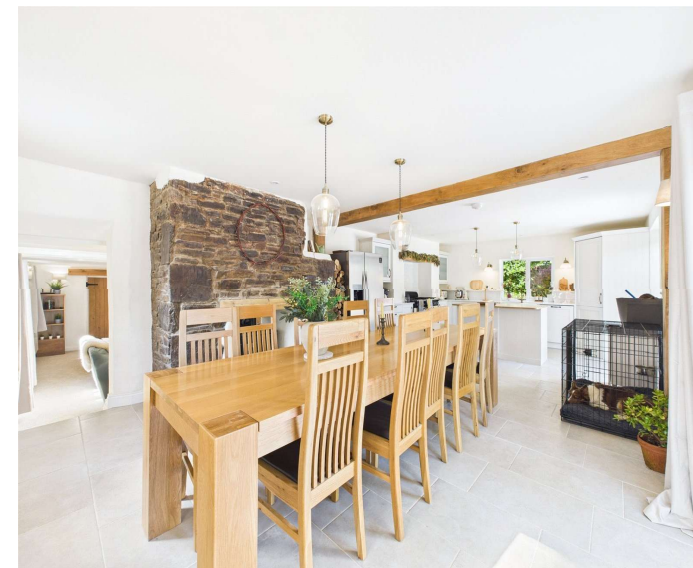
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01409 254 238
holsworthy@bopproperty.com

East Down Cottage, Ashwater, Beaworthy, Devon, EX21 5UP



- 4/5 BEDROOMS
- 1 ENSUITE
- DETACHED PERIOD HOME
- RECENTLY EXTENDED AND RENOVATED THROUGHOUT
- 0.6 ACRE GARDEN
- 8.3 ACRES OF LAND
- OUTBUILDINGS
- EXTENSIVE OFF ROAD PARKING
- STUNNING ACCOMODATION
- EPC: E
- Council Tax Band: D



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Overview

Tucked away on the edge of the ever-popular village of Ashwater, East Down Cottage offers the perfect blend of rural tranquillity and modern comfort. This 4/5 bedroom detached country home has been beautifully renovated and extended by the current owners, creating a home that is both welcoming and practical, while retaining an abundance of character.

The heart of the home is the stunning triple-aspect kitchen and dining room, finished to a superb standard and bathed in natural light – the ideal space for family gatherings and entertaining. A step down leads to a charming living area, centred around a striking double-sided wood-burning stove set in a stone fireplace, creating a cosy retreat on cooler evenings. A useful utility/boot room provides everyday practicality, while the ground floor also features two generous bedrooms, one which is currently used as a gym, and a family bathroom. Upstairs, two further double bedrooms are accompanied by a stylish bathroom, alongside a wonderful master suite with ensuite, accessed via a versatile study or dressing room.

Approached through a gated driveway, the property provides ample off-road parking and is complemented by a selection of outbuildings, including a workshop and store, ideal for hobbies, storage, or small-scale country pursuits.

Set within approximately 0.6 acres of beautifully landscaped gardens, the home offers plenty of space for outdoor living and enjoying the countryside setting. Across the lane lies a further 8.3 acres of stock-proofed pastureland – perfectly suited for grazing, equestrian use, or those simply wishing to embrace a more rural lifestyle.

East Down Cottage presents a rare opportunity to enjoy the very best of country living – space, privacy, and land, all within easy reach of village life and the wider Devon countryside.

Location

Ashwater is a small friendly village centred around its traditional picturesque green which is bordered at one end by a popular local Inn, and at the other by the historic parish church. Amenities include a community shop/Post Office, nearby primary school, and a most impressive/well supported modern village hall. The village is surrounded by rolling Devon farmland with the nearby market town of Holsworthy being the main centre for the locality with its first class range of professional services, shops, leisure amenities, schools, and weekly market. Bude on the North Cornish coast is some 16 miles, and Cornwall's Ancient Capital of Launceston, and the A30 is some 9 miles. Roadford Lake Watersports Centre is about 5 miles.

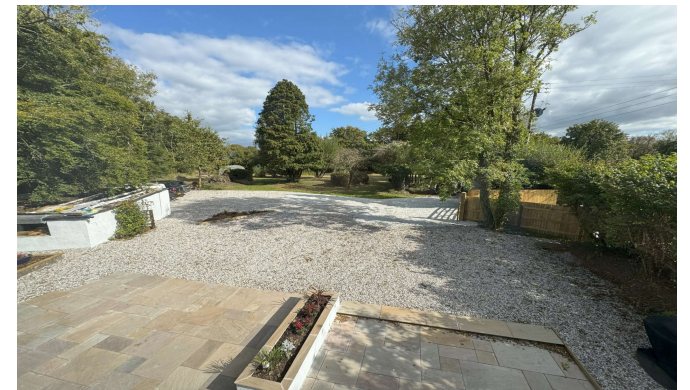
Services - Mains water and electricity. Private drainage.

Agents notes - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Directions

From Holsworthy proceed on the A386 Launceston road for approximately 3 miles and upon reaching Clawton turn left and after 1.5 miles upon reaching the T junction at Spry's Cross turn right. Continue along the road until reaching Sandymore Cross and here turn left. Continue along this road for approximately 2 miles where upon the property will be found on the left hand side with a name plaque clearly displayed.

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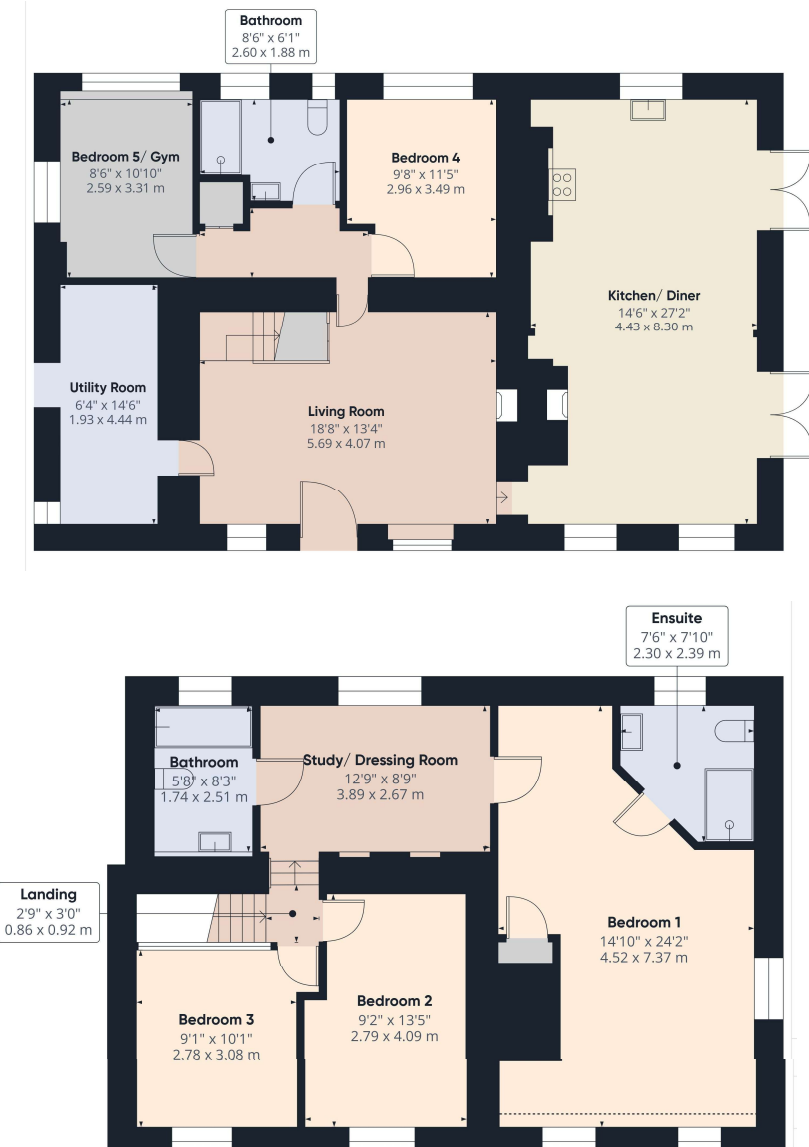
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Floorplan



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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