

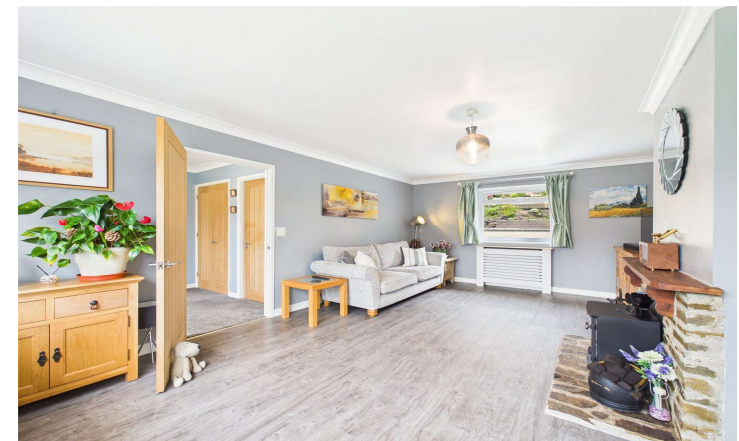


Bond
Oxborough
Phillips

Changing Lifestyles

Oaklands Lodge
Ashmill
Ashwater
Beaworthy
Devon
EX21 5HA

Offers Over: £340,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Oaklands Lodge, Ashmill, Ashwater, Beaworthy, Devon, EX21 5HA

An Attractive Detached Bungalow in a Delightful Countryside Setting

- DETACHED BUNGALOW
- IMMACULATELY PRESENTED THROUGHOUT
- 2 RECEPTION ROOMS
- 4 BEDROOMS
- LANDSCAPED GARDEN
- OFF ROAD PARKING
- SINGLE GARAGE
- QUIET AND PEACEFUL LOCATION
- SOUGHT AFTER HAMLET
- STUNNING COUNTRYSIDE VIEWS
- COUNCIL TAX 'BAND D'
- EPC RATING - D

Occupying a peaceful and highly desirable position within the sought-after hamlet of Ashmill, this beautifully presented detached bungalow enjoys a quiet and friendly setting with far-reaching views across the surrounding countryside towards the picturesque River Carey. Backing onto farmland and surrounded by some of Devon's most attractive rural scenery, the property offers an enviable lifestyle, ideal for families, retirees and those seeking a tranquil escape from the hustle and bustle of everyday life.

Having been cherished by the current owners for the past ten years, the property has been significantly enhanced and thoughtfully improved throughout to create a stylish, comfortable and highly efficient home with notably low annual running costs. The immaculately presented accommodation centres around a superb kitchen/dining room, perfectly suited to modern family living and entertaining, whilst the welcoming sitting room features a charming wood-burning stove set within a characterful stone fireplace with timber mantel over.

The well-balanced layout continues with a centrally positioned family bathroom and four bedrooms, comprising three generous double bedrooms and a further single bedroom, offering flexibility for growing families, visiting guests or those requiring a dedicated home office.

A particular feature of the property is the wonderful sunroom, which enjoys an abundance of natural light and provides the perfect vantage point from which to admire the beautifully maintained gardens and surrounding countryside.

Externally, the property is equally impressive. A generous driveway provides ample off-road parking for several vehicles and leads to a single garage. The wrap-around gardens are undoubtedly a standout feature and have been lovingly created by the current owners to provide a true gardener's paradise. Enjoying a sunny aspect, the grounds have been expertly landscaped to incorporate expanses of lawn, an attractive timber decking area ideal for al fresco dining and entertaining, together with a colourful array of established flowers, shrubs and planting. Winding pathways lead to a number of private seating areas, allowing enjoyment of the sunshine throughout the day whilst taking in the peaceful rural surroundings.

The location is particularly appealing for families, with a secondary school nearby and a convenient school bus service available from the village. Residents also benefit from a traditional village pub and excellent access to an abundance of countryside walks and cycle routes right from the doorstep. For outdoor enthusiasts, the renowned activity centre at Roadford Lake, offering sailing, watersports and a wide range of recreational activities, is approximately 15 minutes away, whilst the popular North Cornish coastal resort of Bude can be reached in around 25 minutes.

Combining beautifully presented accommodation, exceptional gardens, a peaceful rural setting and excellent access to local amenities and outdoor pursuits, this is a rare opportunity to acquire a superb home in one of the area's most desirable locations. An internal viewing is highly recommended to fully appreciate all that this wonderful property has to offer.



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Directions

From Holsworthy proceed on the A388 Launceston road for some 3 miles and upon reaching Clawton turn left. Follow this road for 1.5 miles until reaching Sprys Shop Cross and turn right, following the signs to Broadwoodwidge, passing Ashwater Primary School on the right hand side. Proceed down the hill into Ashmill, immediately after crossing the bridge, take the left hand turn, follow the single track for a short distance and the entrance drive to Oaklands Lodge will be found on the right hand side.

Situation

The hamlet of Ashmill is only about 0.5 miles from the popular village of Ashwater with its pretty village green, popular pub, and primary school. This corner of Devon still retains a very quiet and unspoilt ambience with the towns of Holsworthy and Launceston being within a short drive. For those wishing to travel further afield, the A30 is about 20 minutes away and provides a direct link to the M5 near Exeter. The North Cornish Coast is some 16 miles, whilst Roadford Lake is within a couple of miles with its great watersports and fishing opportunities.



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Services- Mains water and electricity. Oil fired central heating. Shared 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.



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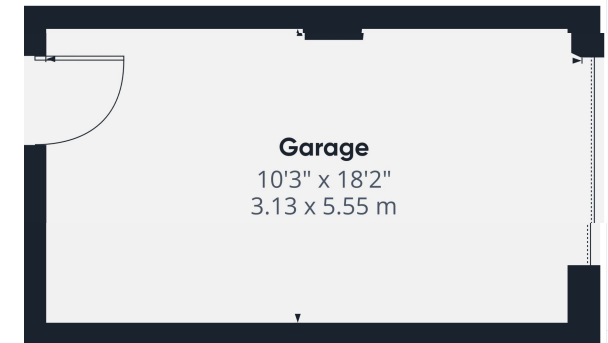
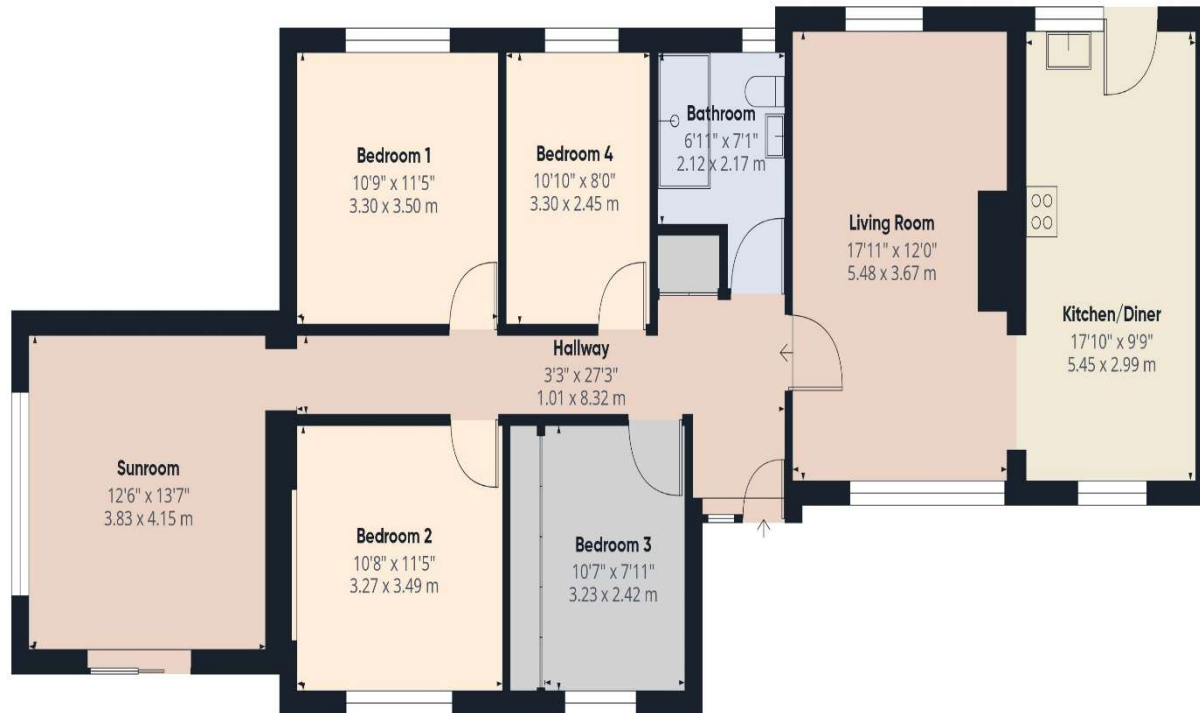


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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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We are here to help you find and buy your new home...

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