



Bond
Oxborough
Phillips

Changing Lifestyles

Lydham House
Ashwater
Beaworthy
Devon
EX21 5DT

Guide Price: £450,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Lydham House, Ashwater, Beaworthy, Devon, EX21 5DT

- DETACHED FORMER FARMHOUSE
- 4/5 BEDROOMS (MASTER WITH EN-SUITE & DRESSING ROOM)
- 2 RECEPTION ROOMS
- AMPLE OFF ROAD PARKING
- ADJOINING BARN
- LOVELY GARDENS AND COUNTRYSIDE VIEWS
- PARTICULARLY SPACIOUS & VERSATILE PROPERTY
- WALKING DISTANCE OF VILLAGE AMENITIES
- PEACEFUL SETTING
- EPC: D
- Council Tax Band: D



An exciting opportunity to acquire this spacious and versatile former farmhouse offering 2 reception rooms, 4/5 bedrooms (1 ensuite and dressing room), with adjoining barn. The residence benefits from ample off road parking, a variety of sheds and generous garden with lovely countryside views. EPC D.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



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 10 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. Furthermore, there is an easy commute to the nearby Bodmin and Dart Moor in addition to various lovely beaches.

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 here turn right. Follow the signs to Broadwood, passing Ashwater Primary School on your right hand side, and proceed down the hill into Ashmill. Just before the bridge turn right and the property will then be found after about 100 yards on the left hand side.



KITCHEN – 20'0" x 12'9"

A spacious, light and airy kitchen/diner comprising matching oak wall and base mounted units with Granite work surfaces over, incorporating a stainless steel sink unit with mixer tap over. Space for "Range Master" Electric oven with hob and extractor over, dishwasher and free standing fridge/freezer. Ample room for dining room table and chairs. Window to side elevation and double glazed French patio doors to side elevation.

Living Room – 20'6" x 15'0"

A generous reception room with feature inglenook fireplace housing "Jotul" wood burning stove (this does turn into an open fire) with timber mantle. Access to useful under stairs cupboard and stairs leading to first floor landing. Window to side elevation.

Sitting Room – 12'1" x 18'8"

Spacious reception room with double glazed French patio door to garden, with lovely views.

Office /Bedroom 5 - 10'8" x 10'3"

Double bedroom with windows to side and rear elevations.

Utility- 9'3" x 12'3"

Matching wall and base mounted unit with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space for washing machine and freezer. Access to airing cupboard. Window to rear elevation.

Downstairs W.C. - A 2 piece suite comprising matching white low flush WC and wash hand basin. Illuminated mirror.

Store Room – 13'5" x 11'5"

A very useful storage space, ideal for log storage. Internal dog kennel. "Albion Ultrasteel" factory lagged hot water cylinder and "Grant Euroflame" oil fired boiler. Original apex ceiling with exposed timbers. Door to front elevation.

SPACIOUS FIRST FLOOR LANDING**Master Bedroom** - 13'6" x 12'7"

Generous double bedroom with walk in wardrobe. Large window to rear elevation enjoying views on the garden and the countryside beyond.

En-suite – 9'0" x 8'10"

A fitted suite comprising large shower cubicle with "rain" shower attachment over, concealed cistern WC and pedestal wash hand basin. Window to side elevation.

Bedroom 2 – 11'3" x 15'8"

Double bedroom with built in wardrobe. Windows to front elevation.

Bedroom 3 - 10'1" x 8'6"

Double bedroom with dressing room. Window to side elevation.

DRESSING ROOM - 7'3" x 4'8"

Window to front elevation.

Bedroom 4 – 11'1" x 7'3"

Double bedroom with built in wardrobe. Window to front elevation.

Bathroom- A fitted suite comprising panel bath, separate shower cubicle with "Mira" electric shower over, pedestal wash hand basin and concealed cistern WC. Window to rear elevation.

Outside- The property is approached via a wooden gate which leads to a wide gravelled area providing access to a range of useful outbuildings, the rear garden and the front entrance door. The gravelled area is bordered by an impressive stone wall. Within a few steps of the front gate there is an extensive off road parking area for 4 vehicles. The gravelled area continues around the rear of the property and connects to a large patio area providing the ideal spot for alfresco dining and entertaining. Access to a large lawned area with a magnificent Copper Beech Tree and stunning view of the countryside beyond.

Services- Mains water and electricity. Private drainage.

Council Tax Band - Band 'D' (please note this council band may be subject to reassessment).

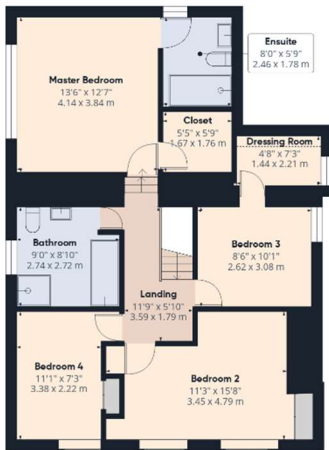
EPC Rating - Rating D.

Agents Note - 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.





Floor 0



Floor 1

Approximate total area^m
2016 ft²
187.4 m²

Reduced headroom
6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

We are here to help you find and buy your new home...

Albion House
4 High Street
Holsworthy

Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@boproperty.com

Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01409 254 238 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.

