



Bond
Oxborough
Phillips

Changing Lifestyles

Valley View
Ashwater
Beaworthy
Devon
EX21 5BY

Asking Price: £400,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

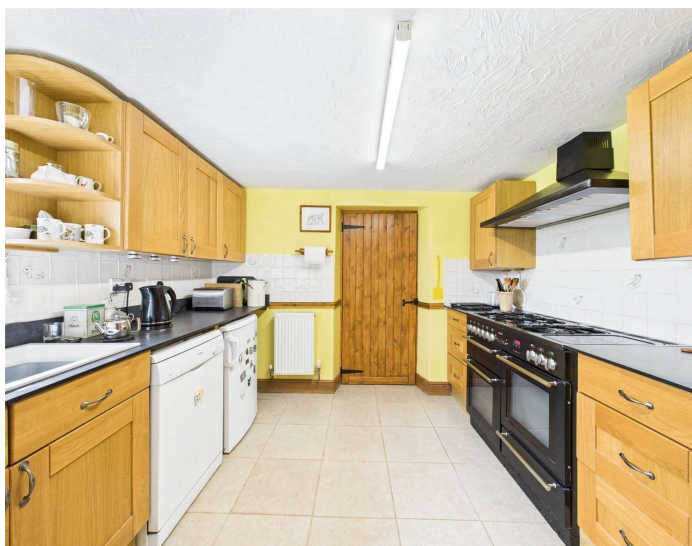
Valley View, Ashwater, Beaworthy, Devon, EX21 5BY



- DETACHED CHARACTER COTTAGE
- 3 BEDROOMS & 2 BATHROOMS
- GENEROUS REAR GARDEN
- STUNNING COUNTRYSIDE VIEWS
- LARGE OFF ROAD PARKING AREA
- DETACHED GARAGE/WORKSHOP
- QUIET AND RURAL HAMLET LOCATION
- EPC RATING E & COUNCIL TAX BAND D



Situated in the small, quiet and rural hamlet of Quoditch is an exciting opportunity to acquire this charming detached character cottage, offering 3 bedrooms, 2 reception rooms and 2 bathrooms. Valley View occupies a generous plot providing ample off road parking to the front and large private garden to the rear, enjoying far reaching countryside views and the valley beyond. The cottage also benefits from a detached garage/workshop. A viewing is highly recommended to appreciate the charm and location of the property. EPC E.



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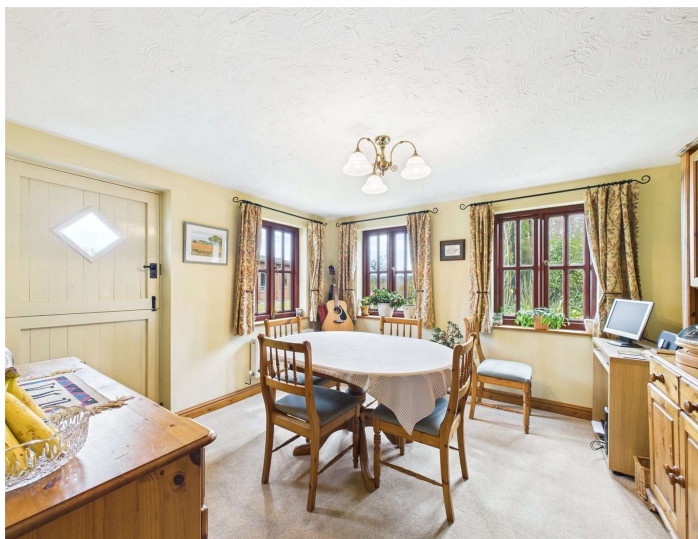


Directions

From Holsworthy proceed on the A388 Launceston road for approximately 3 miles, and upon reaching Clawton turn left. After 1.5 miles, upon reaching the 'T'-junction at Sprys Shop, turn right and follow this road for 2.3 miles towards Broadwoodwidge until reaching Cross Lanes. Here turn left signed Quoditch/Halwill, and after 1.3 miles the property will be found on the right hand side with a nameplate clearly displayed.

Situation

The property is set in the small hamlet of Quoditch comprising about a dozen properties which itself is set in a peaceful rural area lying between the towns of Holsworthy, Launceston and Okehampton. The village of Ashwater lies about 2 miles distant with its public house and ancient parish church and the villages of Halwill and Halwill Junction are about two miles away with a primary school and local shops and services. The market town of Holsworthy lies about 8 miles distance offering high street shopping, banks, Waitrose supermarket and secondary school. The coast at Bude is some 16 miles to the west with its surfing beaches and dramatic coastline offering cliff top walks. Okehampton is 15 miles to the south also providing high street supermarkets, health centre, community hospital, primary and secondary schooling, leisure centre, golf club and cinema. Just beyond Okehampton is the Dartmoor National Park. The Cornish town of Launceston is some 14 miles away also providing extensive facilities. Also nearby is Roadford Lake reservoir providing walking, riding, fishing and sailing opportunities.



Internal Description

Utility Room - Fitted with a range of wall and base mounted units with work surfaces over incorporating a stainless steel sink drainer unit with mixer tap. Space for oil fired central heating, under counter fridge or freezer, plumbing for tumble dryer and washing machine. 2 Windows to side elevations and door to front elevation.

Shower Room - A three piece suite comprising a shower cubicle, close coupled WC and vanity unit with inset wash hand basin. Frosted window to side elevation.

Dining Room - Light and airy reception room with windows to side and rear elevations, enjoying views of the garden. Ample room for dining table and chairs. Stable door side elevation, giving access to the garden.

Kitchen - A fitted wooden kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a composite sink drainer unit with mixer tap. Space for under counter fridge and freezer, range style cooker with 5 gas ring hob and extractor over. Window to rear elevation, overlooking the garden and countryside views beyond.

Office/Study - Access to useful storage cupboard. Window to rear elevation, enjoying views of the garden.

Living Room - A cosy reception room with feature stone inglenook fireplace, housing a woodburning stove with traditional clome oven, slate hearth and wooden mantle. Ample room for sitting room suite. Window and door to rear elevation.

First Floor Landing - Gives access to the 3 bedrooms and bathroom. Window to front elevation.

Bedroom 1 - Light and airy double bedroom with built in wardrobe. Windows to side elevation.

Bedroom 2 - Double bedroom with windows to rear elevation, overlooking the garden and enjoying far reaching views of the valley beyond.

Bedroom 3 - Window to front elevation.

Bathroom - A matching fitted suite comprising a panel bath with shower over, close coupled WC and vanity unit with inset wash hand basin. Window to rear elevation.

Garage - Pedestrian door to front elevation and window to side elevation. Access to internal store room. Power and light connected.

Outside - The property is approached via its own entrance drive providing ample off road parking for several vehicles. The drive gives access to the front entrance door, the detached garage/workshop and rear garden. The rear garden is principally laid to lawn, and bordered by mature hedges. Within the garden there is an abundance of flower, shrubs and mature trees along with a feature pond, summer house with power connected, productive veggie plot and raised patio area, taking advantage of the stunning surrounding countryside views.

EPC Rating - EPC rating E (54), with the potential to be A (92). Valid until March 2035.

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

Services - Mains water and electric. Oil fired central heating and private drainage.

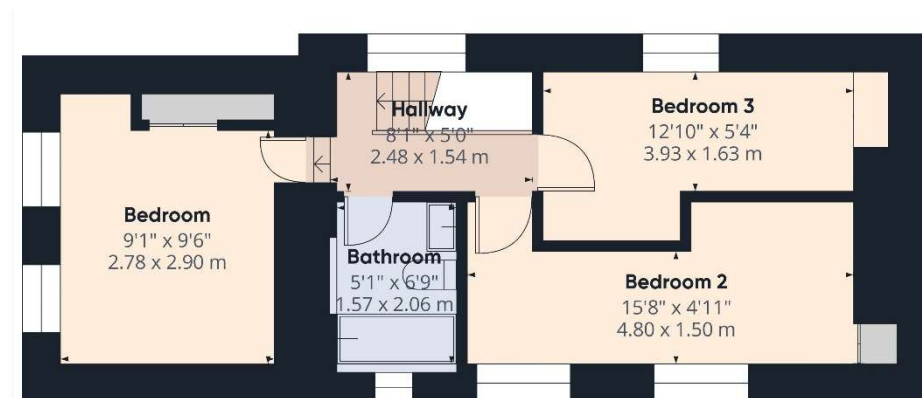


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We are here to help you find and buy your new home...

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please contact us today on 01409 254 238 to
speak with one of our expert team who will be able
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Please do not hesitate to contact
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 