



Bond
Oxborough
Phillips

Changing Lifestyles

Rectory Cottage
Ashwater
Beaworthy
Devon
EX21 5EL

Asking Price: £309,950
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



- 3 BEDROOMS
- SEMI DETACHED COTTAGE
- OFF ROAD PARKING FOR 2 VEHICLES
- PRIVATE INNER COURTYARD
- SEPARATE GARDEN
- RURAL LOCATION
- OUTSKIRTS OF POPULAR VILLAGE
- EPC RATING D
- COUNCIL TAX BANDING C



Situated on the outskirts of the popular village of Ashwater is an opportunity to acquire this 3 bedroom, semi detached cottage with private inner courtyard, separate garden and off road parking for 2 vehicles. EPC D.



Directions

From Holsworthy proceed on the A388 towards Launceston and upon reaching the village of Clawton turn left. Follow this road for 1.5 miles and upon reaching Sprys Shop Cross, turn right signed Ashwater. Follow the road and take the right-hand turn at Thorney signposted Ashwater (1 mile). Continue down this road for 0.7 miles until you reach the Longlands junction just before the village. At the junction, turn left signposted Quoditch and Halwill. Take the next right hand turn directly after the junction (track with public footpath sign) which is the lane leading to Rectory Cottage. Follow the track and take the first left hand turn, directly after this, the parking will be found on the right-hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed. Rectory Cottage will be a short walk further down the lane on the right-hand side.

Situation

Rectory Cottage is situated on a private lane in a tiny hamlet comprising the cottages, stables and barns of the former parish Rectory and connected to the village by a delightful green lane – Rector's Walk. Ashwater is an attractive village with a village green, historic ancient church, characterful pub and thriving community shop/post office. It also has a quite outstanding village hall which is home to a multitude of local sports and social activities. Ashwater County Primary school, which is rated good and forms part of a rural federation, is a short walk away.

The ancient market town of Holsworthy is approximately 8 miles to the north offering a good array of shops including Waitrose, Co-op and a BP filling station with attached M&S as well as a weekly pannier market. There is a Health Centre, a dentist and an optician, a secondary school and sports centre as well as a theatre with a thriving "am-dram" society. The nearest beaches at Bude and Widemouth, nationally renowned for surfing, are less than half an hour's drive away and on route you will pass Holsworthy Golf Course.

Launceston, the ancient capital of Cornwall lies some 10 miles to the south with a greater array of facilities and likewise Okehampton, gateway to Dartmoor National Park is about 15 miles south east with its rail links available. Roadford Lake, the largest in Southern England is less than 10 minutes' drive away, offering a whole range of water sports at very affordable prices.

Entrance Hall

Kitchen - 16'8" x 6'7" (5.08m x 2m)

Fitted with a range of matching wall and base mounted units with work surfaces over, incorporating a composite 1 1/2 sink drainer unit with mixer taps. Space for electric cooker, dishwasher and free-standing fridge/freezer. Windows to front and rear elevations.

Living /Dining Room - 19'11" x 14'3" (6.07m x 4.34m)

A spacious reception room with feature inglenook fireplace, with a decorative red brick surround, wooden mantle and slate hearth. Ample room for sitting room suite and dining table and chairs. Windows to front elevation.

Utility Room - 7'7" x 7'4" (2.3m x 2.24m)

Space and plumbing for washing machine. Sliding doors to inner courtyard.

First floor landing - Access to airing cupboard housing hot water cylinder. Window to rear elevation.

Bedroom 1 - 14'7" x 8'11" (4.45m x 2.72m)
Spacious double bedroom with window to front elevation. Recess for wardrobe.

Bedroom 2 - 16'10" x 6'5" (5.13m x 1.96m)
Double bedroom with window to rear elevation.

Bedroom 3 - 11'1" x 7'7" (3.38m x 2.3m)
Window to front elevation.

Shower Room - 9' x 4'11" (2.74m x 1.5m)

Walk in shower with "Mira" electric shower over, low flush WC and vanity unit with inset wash hand basin. Frosted window to rear elevation.

Outside - Adjoining the utility room, there is an inner courtyard which provides a private and peaceful area, perfect for alfresco dining. A separate nearby garden is located at the entrance of the lane, this has a hard standing area suitable for parking of 2 vehicles and gives access to a larger area laid to lawn and bordered by mature hedges.

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

EPC Rating - EPC rating D (56), with the potential to be A (103). Valid until August 2031.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		103
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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