



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Rectory Cottage  
Ashwater  
Beaworthy  
Devon  
EX21 5EL

**Asking Price: £240,000**  
**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.



Rectory Cottage, Ashwater, Beaworthy, Devon, EX21 5EL

## 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.

## Changing Lifestyles

### 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).

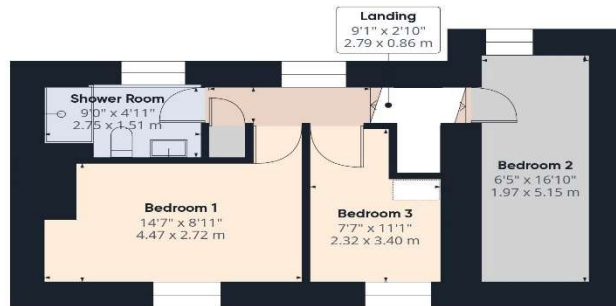
**Agents Note** - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry 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.

Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com



Floor 0



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

## 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.

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.