



Bond
Oxborough
Phillips

Changing Lifestyles

Threshing Barn
Ashwater
Beaworthy
Devon
EX21 5EP

Offers Over: £535,000 Freehold



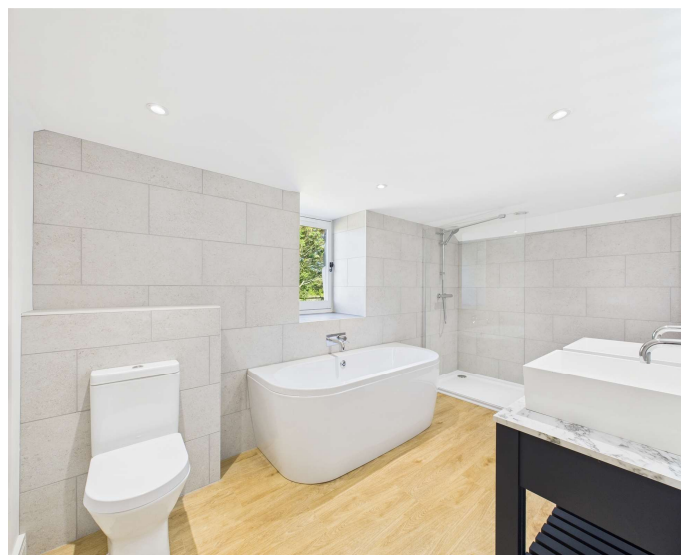
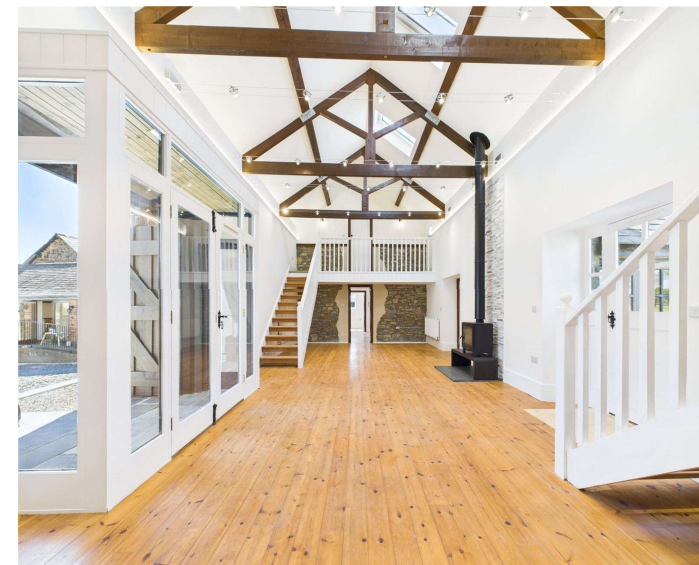
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Threshing Barn, Ashwater, Beaworthy, Devon, EX21 5EP



- 4/5 BEDROOMS
- NEWLY RENOVATED BARN CONVERSION
- SPACIOUS AND VERSATILE ACCOMMODATION
- SUBSTANTIAL GARDENS OF APPROX 0.55 ACRES
- TUCKED AWAY RURAL LOCATION
- COUNTRYSIDE VIEWS
- LAND AVAILABLE BY SEPERATE NEGOTIATION
- EXTENSIVE OFF ROAD PARKING
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: TBC
- Council Tax Band:



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Threshing Barn, Ashwater, Beaworthy, Devon, EX21 5EP

Overview

Occupying a fantastic position in the heart of the Devon Countryside on the outskirts of a popular Village, is this newly renovated 4/5 bedroom (4 ensuite) barn conversion. The residence has been refurbished to a high quality and offers stunning and versatile accommodation throughout, with a superb roundhouse housing an impressive kitchen overlooking the gardens of approximately 0.55 acres, which boast beautiful views. A gated entrance driveway provides extensive off road parking. Available with no onward chain.

Location

The friendly village of Ashwater which is some 2 miles caters well for its inhabitants with traditional amenities including a Post Office/General Stores, Primary School, Village Hall, Places of Worship, Popular Pub etc. It is situated amidst unspoilt rolling countryside and some 7 miles from the busy market town of Holsworthy with its good range of amenities including Golf Course, Indoor Swimming Pool, and Bowling Green etc. Bude on the North Cornish Coastline with its sandy surfing beaches is some 16 miles whilst Launceston Cornwall's ancient capital and the A30 dual carriageway is some 9 miles. Roadford Lake Water Sports Centre is some 4 miles. Neighbouring villages include St Giles on the Heath 5 miles, Clawton 4 miles and Broadwood some 5 miles.

Rear Porch - A fully glazed floor to ceiling entrance hallway. With timber shutter doors.

Open plan Living/ Diner - 40' x 15'7" (12.2m x 4.75m)

An impressive, light and airy living space with vaulted ceilings with exposed beams, glazed doors to front and rear elevations, skylight windows. Exposed feature stone wall. A wood burning stove with a tiled surround and a slate hearth.

Kitchen - 21'7" x 20'7" (6.58m x 6.27m)

A stunning room in the old round house section of the barn now houses a brand new fitted kitchen comprising a range of base and wall mounted units with quartz work surfaces

over incorporating an inset sink with mixer taps, countertop 5 ring induction hob with extractor system over. Built in double ovens, fridge, freezer and dishwasher. Breakfast bar. Tall windows overlook the gardens and with countryside views beyond. Vaulted ceilings. Wood burning stove mounted on a slate hearth. Ample space for a dining room table and chairs.

Utility Room - 15'8" x 6'9" (4.78m x 2.06m)

A well presented fitted range of base and wall mounted units with work surfaces over. Plumbing and recess for washing machine and tumble dryer. Door to rear elevation. Exposed stone wall.

Bedroom 2 - 15'5" x 9'11" (4.7m x 3.02m)

A spacious double bedroom with window to front elevation.

Ensuite - 8'4" x 6'2" (2.54m x 1.88m)

A superbly fitted ensuite comprises a walk in shower with mains fed shower connected. A vanity unit houses an inset wash hand basin, close coupled WC. Window to side elevation.

Dressing Room - 6'2" x 5'7" (1.88m x 1.7m)

Window to side elevation.

Bedroom 4 - 12'9" x 9'2" (3.89m x 2.8m)

A double bedroom with exposed ceiling beams. Window to rear elevation.

Ensuite - 7'6" x 6'3" (2.29m x 1.9m)

A superbly fitted ensuite comprises a walk in shower with mains fed shower connected. A solid wood shelf houses an inset wash hand basin, close coupled WC. Window to side elevation.

Bedroom 5/ Study - Door and window to side elevations.

Dressing Room - 6'2" x 4'2" (1.88m x 1.27m)

Plant Room - 7'3" x 5'10" (2.2m x 1.78m)

Galleried landing

Bedroom 1 - 15'11" x 14'5" (4.85m x 4.4m)

An impressive master bedroom with skylight window to front and rear elevation, the room is partitioned to form a substantial dressing area.

Ensuite Bathroom - 14'10" x 7'6" (4.52m x 2.29m)

A fantastic fitted suite comprises a walk in shower cubicle, a modern roll top bath, a vanity unit houses 'his and hers' wash hand basins. Close coupled WC. Window to side elevation

Bedroom 3 - 12'5" x 9'10" (3.78m x 3m)

A double bedroom with exposed ceiling beams, windows to rear elevation.

Ensuite - 7'6" x 5'6" (2.29m x 1.68m)

A superbly fitted ensuite comprises a walk in shower with mains fed shower connected. A vanity unit houses an inset wash hand basin, close coupled WC. Window to front elevation.

Dressing Room - 5'5" x 4'1" (1.65m x 1.24m)

Outside - A gated entrance drive gives access to a an extensive off road gravel laid parking area. The gardens total approximately 0.55 acres being principally laid to lawn, bordered by post and rail fencing to take full advantage of the beautiful countryside views. It is thought there is potential to build a double garage on the lower side, subject to gaining the necessary consents. **Covered passageway** providing useful garden storage. Raised terrace to rear, backing onto a courtyard area.

Services - Mains electricity and water. Private drainage. Oil fired central heating.

Agents Notes - Further land nearby is available by separate negotiation. The property is within the curtilage of a listed property

Directions

From Holsworthy proceed on the A388 towards Launceston until reaching the village of Clawton. Here turn left and follow this road until reaching Sprys Shop Cross. Turn right and follow this road for approximately 1 miles, and look out for the entrance lane on your right hand side, with a name plaque, displaying Berrington Farm. Proceed down the lane, passing Red Rose Bungalow on the right. Follow the lane down, turning right just prior to entering the yard. Whereupon the entrance driveway will be found on the left.

Threshing Barn, Ashwater, Beaworthy, Devon, EX21 5EP

Floorplan



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.

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com