



Bond
Oxborough
Phillips

Changing Lifestyles

Fools Paradise
Ashwater
Beaworthy
Devon
EX21 5EH

Guide Price: £425,000 Freehold



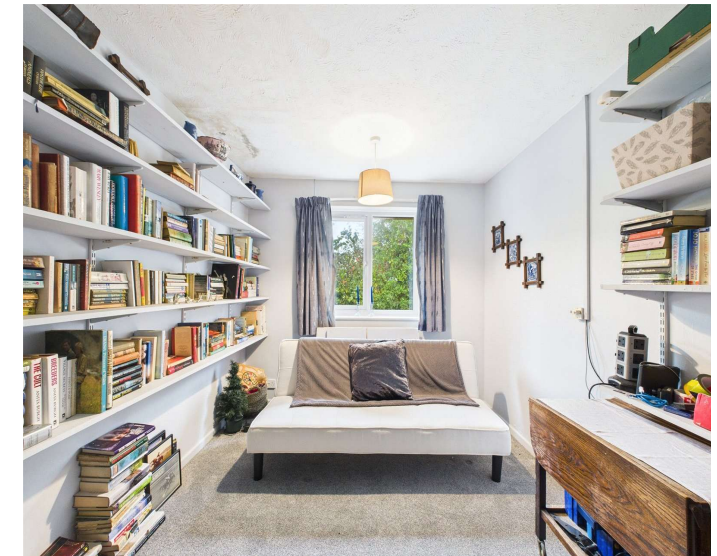
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Fools Paradise, Ashwater, Beaworthy, Devon, EX21 5EH



- 4 Bedrooms
- 2 Ensuites
- Detached Bungalow
- Sought after Village location
- Private And Mature Gardens
- Exciting Scope For Modernisation
- Superb Leisure Facilities Onsite
- Rare Opportunity On Market
- No onward chain
- Detached garage and store
- EPC: C
- Council Tax Band: D



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Overview

Set within a generous and private plot, this single-level home combines spacious living with rare lifestyle features and beautifully mature gardens. Tucked away behind hedging and surrounded by open countryside, the property offers a true sense of peace and seclusion while remaining perfectly accessible to the local village centre within a short walk.

The home itself is thoughtfully arranged with a welcoming living room at its heart, flowing into a light-filled conservatory that enjoys views of the garden. The kitchen and adjoining dining area make everyday living and entertaining both easy and enjoyable while a separate utility room provides practicality and extra storage. Four well-proportioned bedrooms are positioned to ensure privacy and comfort with the principal suite benefitting from its own ensuite. A further ensuite and family bathroom provide flexibility for family and guests alike.

A highlight of this property is its superb leisure offering. An enclosed swimming pool provides year-round enjoyment while the adjoining jacuzzi & sauna adds a touch of indulgence. Sliding doors open from the pool area onto a terrace, ideal for summer relaxation, dining, or entertaining outdoors.

The gardens surrounding the property are a particular feature. Mature trees, established planting, and a variety of seating areas create an ever-changing backdrop through the seasons. Whether you are seeking a sunny corner for morning coffee, a shaded retreat on warm afternoons, or a peaceful spot to unwind with a book, the garden offers an abundance of choice. Its well-tended landscaping provides colour, privacy, and tranquillity, making it an integral part of the home.

In addition to the main house, the property includes a garage and workshop, perfect for vehicles, hobbies, or storage. This versatile space offers opportunities for those with practical needs or creative pursuits. A generous driveway further enhances convenience, providing ample parking for residents and visitors.

Combining spacious living accommodation, superb leisure facilities, and enchanting gardens within a private plot, this property offers an exciting opportunity for those seeking a home to make their own. While the house would benefit from modernisation, it has the scale, setting, and character to become a superb long-term family residence. Rarely do homes with such potential, blending practicality and charm, come to the market.

Location

Tucked away on the absolute edge of this small friendly village centred around its traditional picturesque green which is bordered at one end by a popular local Inn, and at the other by the historic parish church. Amenities include a community shop/Post Office, nearby primary school, and a most impressive/well supported modern village hall. The village is surrounded by rolling Devon farmland with the nearby market town of Holsworthy being the main centre for the locality with its first class range of professional services, shops, leisure amenities, schools, and weekly market. Bude on the North Cornish coast is some 16 miles, and Cornwall's Ancient Capital of Launceston, and the A30 is some 9 miles. Roadford Lake Watersports Centre is about 5 miles.

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

Agents Notes - 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.

The seller is a relative of an employee at Bond Oxborough Phillips

What3words - ///speedily.dusts.until

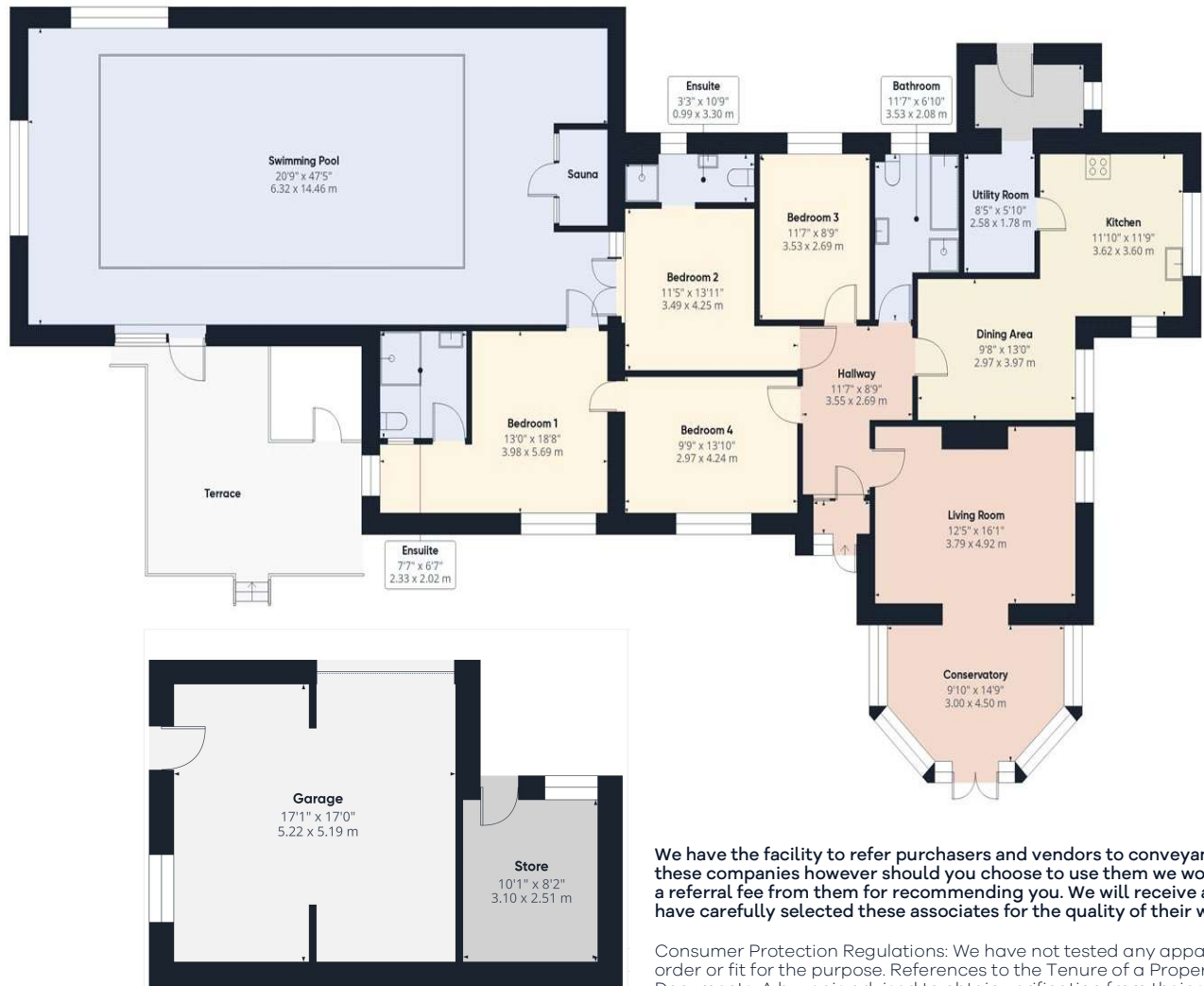
Directions

From Holsworthy, proceed on the A388 towards Launceston, For some 5.8 miles, and upon reaching Mount Lane turn left signed Ashwater, follow this country road for 1.5 miles, and just having passed the Ashwater sign/30mph sign, look out for a lane on the left hand side whereupon the property will be found with a Bond Oxborough Phillips for sale board clearly displayed.





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.