



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Buckingham Cottage  
Ashwater  
Beaworthy  
Devon  
EX21 5EY

**Asking Price: £240,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

# Buckingham Cottage, Ashwater, Beaworthy, Devon, EX21 5EY



- 2 BEDROOM
- PERIOD COTTAGE
- SOUGHT AFTER VILLAGE LOCATION
- OVERLOOKING THE VILLAGE GREEN AND CHURCH
- REAR ENCLOSED COURTYARD GARDEN
- OFF ROAD PARKING FOR 2 CARS
- WELL PRESENTED THROUGHOUT
- WOOD BURNING STOVES
- NEW ROOF WAS INSTALLED IN 2004
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: E
- Council Tax Band: B



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## Overview

Situated in the picturesque and sought-after village of Ashwater, this delightful two-bedroom period cottage—believed to date back over 100 years—beautifully combines traditional character with modern comforts.

The superbly presented accommodation includes a well-appointed kitchen positioned at the front of the property, featuring an attractive range of wall and base units, a ceramic one-and-a-half bowl sink, built-in oven with hob and extractor, and an integrated dishwasher. A sash window provides a lovely outlook over the village centre, while a feature fireplace with a wood-burning stove creates a warm and welcoming focal point.

The spacious living area exudes charm, boasting an impressive inglenook fireplace with a wood-burning stove. A thoughtfully designed rear extension offers additional living space, filled with natural light and overlooking the charming enclosed courtyard.

Upstairs, there are two bedrooms, both full of period character. The principal bedroom features an original cast iron fireplace, while the second bedroom enjoys outstanding views across the surrounding countryside and towards the village church tower. The two rooms share a well-presented 'Jack and Jill' shower room.

Externally, the property benefits from a private, enclosed courtyard garden and convenient off-road parking for 2 vehicles to the front.

## Location

Ashwater is a 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 bustling market town of Holsworthy which has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean Café.

There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course, etc.

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.

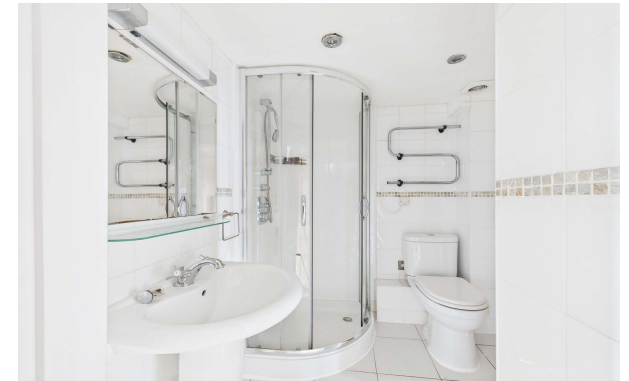
**Services** - Mains electricity, water and drainage.

**Agents Notes** - There may be an additional nearby garden available by separate negotiation and private treaty. If of interest, please ask for further details

**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.

## Directions

From Holsworthy proceed on the A388 Launceston road for 3 miles and upon reaching the village of Clawton, turn left towards Ashwater. Follow this road for 1.5 miles and upon reaching Sprys Shop Cross turn right signed Ashwater. After 1.7 miles, upon reaching Thorney Cross, turn right signed Ashwater and proceed up the hill into the village. Turning left at the 'T' junction, proceed past the Village green where the property will be found on the right hand side.

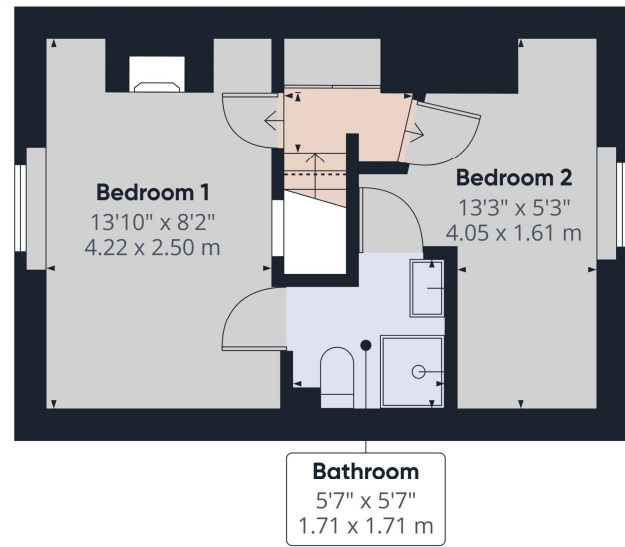
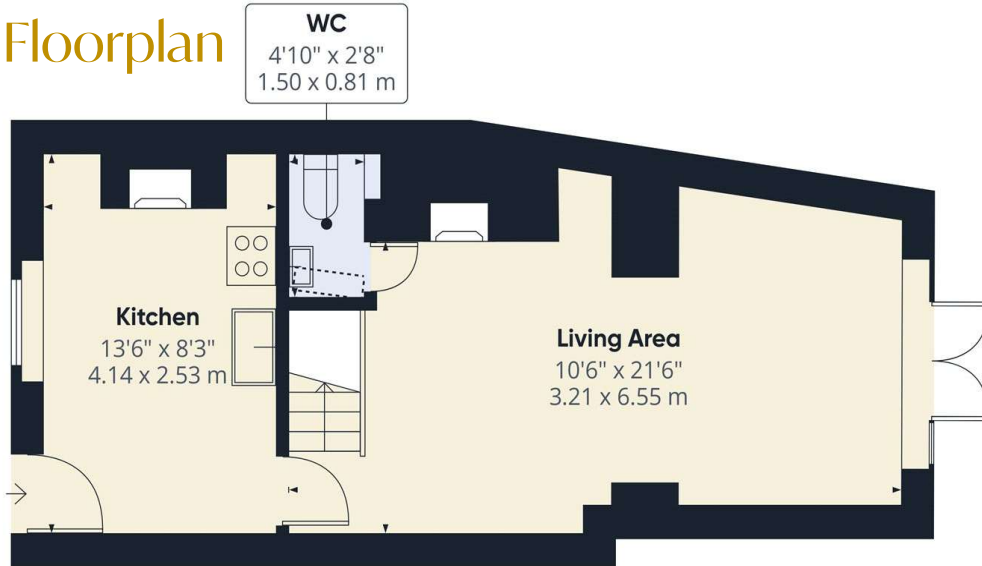


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## Floorplan



## 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.

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