



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Hampden Cottage & Land  
Ashwater  
Beaworthy  
Devon  
EX21 5EF

**Asking Price: £485,000 Freehold**



Changing Lifestyles

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# Hampden Cottage & Land, Ashwater, Beaworthy, Devon, EX21 5EF



- SEMI DETACHED PERIOD FAMILY HOME
- APPROXIMATELY 9.5 ACRES OF LAND NEARBY
- EQUESTRIAN SET UP
- SPACIOUS ACCOMMODATION THROUGHOUT
- CHARACTER FEATURES
- 4 BEDROOMS
- 2 GARDEN AREAS
- OFF ROAD PARKING FOR 2 VEHICLES
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES
- EPC RATING E
- COUNCIL TAX BAND C
- CONSIDERED GOOD OUTRIDING LOCALLY
- PURPOSE BUILT STABLES
- YARD AREA
- LAND WELL FENCED AND GATED



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## Overview

A rare and exciting opportunity to acquire this substantial semi-detached period residence, formerly a private Victorian school and widely believed to have inspired a Charles Dickens novel. Positioned in the very heart of the highly sought-after village of Ashwater, the property enjoys level walking access to local amenities including the Village Shop and popular local pub.

The charming character cottage offers well-proportioned accommodation comprising four bedrooms and two reception rooms, complemented by two separate garden areas and off-road parking for two vehicles. EPC rating: E.

Located approximately a ten-minute drive from the main residence is an impressive parcel of around 9.5 acres, thoughtfully arranged for equestrian use. The land benefits from a purpose-built stable block incorporating two loose boxes, a foaling box, tack room and hay store, making it ideally suited for private or small-scale equestrian pursuits. The holding enjoys direct access to excellent outriding and extensive off-road hacking through the renowned Cookworthy Woods.

Viewings are strictly by appointment and must be accompanied by Bond Oxborough Phillips.

The accommodation in brief comprises an inviting entrance hallway, with a kitchen/diner to the right which leads to a courtyard. There is also a useful WC and cloakroom. To the left of the entrance is a spacious living room with an attractive fireplace and wood burner which then leads to the hall, dining room, study and stairs ascending to the first floor. On the first floor there is a family bathroom and four bedrooms, plus a useful space which could be used as a snug or study area. There is parking for two cars at the front of the property.

## 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.

## The Property

**Outside** - The property is approached via its own stone chipped drive, providing off road parking for 2 vehicles. The low maintenance front garden is accessed via the wooden gate and is laid with matching stone chippings and is decorated with a variety of mature flowers and shrubs including a beautiful Wisteria. To the side of the residence there is a separate enclosed and private sun trap walled garden, providing the ideal spot for alfresco dining and entertaining.

**Services** - Mains water, electricity and drainage. Oil fired central heating, with recently installed external boiler.

**The Land** - The land is located approximately 4 miles away and has two good recessed entrances off the road via 5 bar metal gates providing secure off road parking. The top entrance leads to an internal lane giving access to the fields,

with a public footpath running the length. The land is conveniently separated into 4 paddocks and a small turn out pen which adjoins the yard and stabling facilities.

**Wayleaves and rights of way** - There is a public footpath that runs the length of the Southern boundary of the land along the internal lane.

**Boundaries** - The plan of the land is indicated to be a good guide as to what is being sold. The vendors' solicitor will confirm precise boundaries upon agreement of sale.

**Land Services** - A well with a pump provides water to the land. We are informed that mains water is located on the road. The current owners use solar for electricity.

**Agents Notes** - Please note, this property has a flying freehold, with the neighbouring property being over the dining room.

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.

**What3words** - House - [///glades.ultimate.enchanted](#)  
Land - [///corporate.widen.evolve](#)

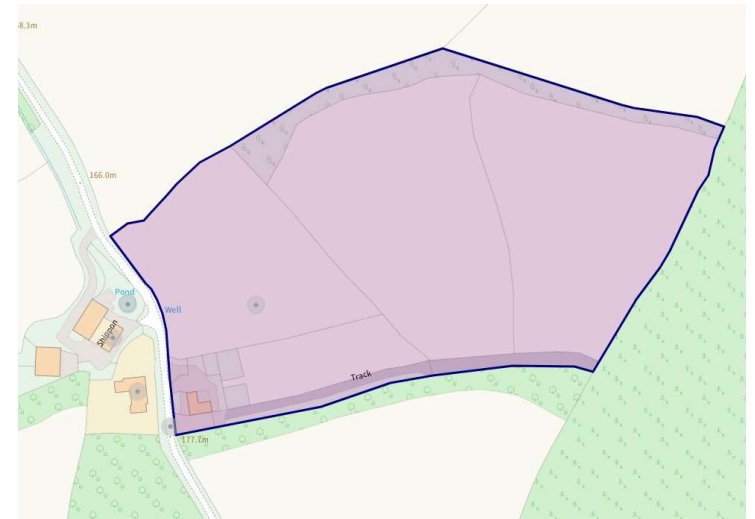
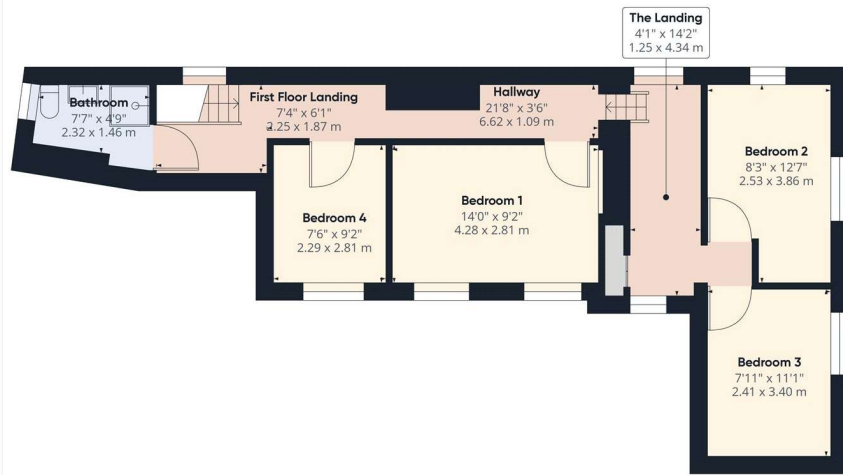
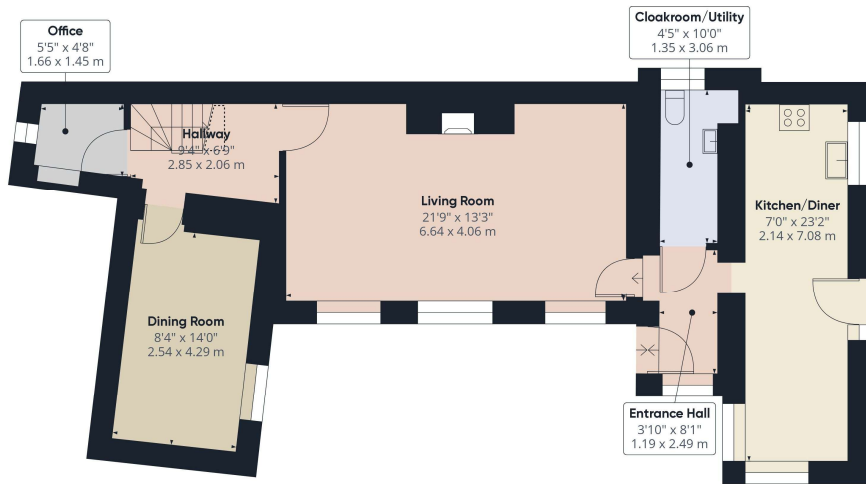
## Directions to Property

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. Prior to reaching the T junction, the property will be on your right, with a Bond Oxborough Phillips "For Sale" board clearly displayed.



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## 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.

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