



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

East Blagaton Farm  
Ashwater  
Beaworthy  
Devon  
EX21 5BX

**Asking Price: £495,000 freehold**



Changing Lifestyles

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holsworthy@bopproperty.com

# East Blagaton Farm, Ashwater, Beaworthy, Devon, EX21 5BX



- SPACIOUS SEMI-DETACHED HOUSE
- FULL OF CHARACTER THROUGHOUT
- 3 LARGE DOUBLE BEDROOMS PLUS A SMALLER FOURTH
- LARGE FORMAL REAR GARDEN
- EXTENSIVE RANGE OF OUTBUILDINGS INCLUDING STABLES
- SIGNIFICANT OFF ROAD PARKING AREA
- 2 ACRE Paddock WITH SUPERB COUNTRYSIDE VIEWS
- IMMACULATELY PRESENTED THROUGHOUT
- EPC: TBC
- Council Tax Band: E



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## Overview

East Blagaton Farm presents a rare and exciting opportunity to acquire a charming rural smallholding, complete with extensive outbuildings and approximately 2.2 acres of paddock land — ideal for equestrian, lifestyle farming, or those simply seeking the peace of the countryside.

This attractive semi-detached farmhouse offers spacious and highly versatile accommodation throughout. The ground floor is rich in character, featuring a generous living room with a traditional stable door opening onto the rear garden, seamlessly blending indoor and outdoor living. There is also a well-appointed kitchen/dining room, perfectly suited to family life and entertaining alike. A practical utility room and convenient downstairs shower room add everyday functionality, while two additional reception rooms provide superb flexibility — ideal as a formal dining room, home office, snug, or playroom.

Upstairs, the property continues to impress. The master bedroom is a particularly generous double, benefitting from substantial built-in storage. The family bathroom is fitted with an inset wash hand basin, low-level W.C., and bath with shower over. Three further bedrooms — two comfortable doubles and a fourth single — ensure ample space for family and guests.

Externally, East Blagaton Farm truly comes into its own. A substantial driveway offers extensive off-road parking and leads to a useful stone outbuilding, ideal for workshop or storage purposes. To the rear, a large formal garden is enclosed by mature hedging, providing a high degree of privacy and a wonderful space for relaxation or entertaining.

A five-bar gate from the driveway opens to an impressive range of outbuildings, including storage sheds and a hard-standing timber-framed stable block. Beyond the additional garden area lies an approximately 2-acre paddock, enjoying superb far-reaching countryside views and featuring a sizeable pond to the rear. The grounds are further enhanced by an additional hard-standing stable

block with multiple stalls and an undercover hay store — offering excellent potential for equestrian or smallholding use.

Properties of this calibre, offering such versatility, land, and extensive outbuildings, are rarely available. A viewing is essential to fully appreciate the space, setting, and exceptional lifestyle opportunity that East Blagaton Farm presents.

## Location

Ashwater is a charming and highly regarded rural village situated amidst the rolling countryside of North Devon, offering a peaceful lifestyle while remaining conveniently connected. The village itself benefits from a strong sense of community and provides everyday amenities including a well-regarded primary school, parish church, village hall, and traditional public house, all contributing to its welcoming atmosphere.

The nearby market town of Holsworthy lies approximately 6 miles away and offers a wider range of facilities including supermarkets, independent shops, cafés, veterinary and medical services, leisure facilities, and schooling for all ages. The town also hosts a weekly pannier market and livestock market, reflecting the area's rich agricultural heritage.

The regional centre of Bideford is within comfortable driving distance, providing further shopping, schooling, and access to the North Devon coastline. The dramatic beaches of Bude are also easily accessible, offering excellent surfing, coastal walks, and family-friendly sandy beaches.

Other nearby villages such as Bradworthy, Clawton and Pyworthy provide additional local amenities and contribute to the area's vibrant rural community.

Overall, Ashwater and its surrounding villages offer an attractive blend of countryside tranquillity, community spirit, and accessibility — making it an ideal location for those seeking a rural lifestyle without complete isolation.

**Agent 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.

**Services** - Mains electricity, Private water via a well, private drainage, Solid fuel heating via a Stanley range.

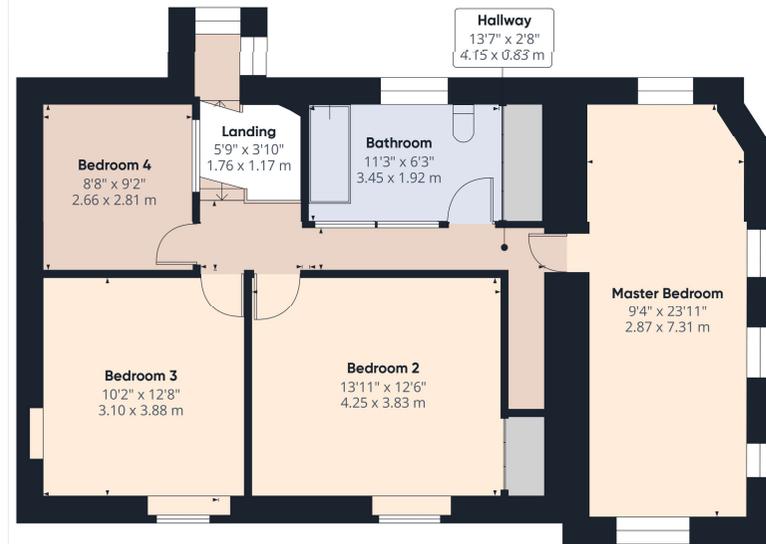
**What3words** - ///status.studs.natively

## Directions

From Holsworthy Town Square turn right towards Launceston and at the bottom of the hill turn left onto the A3072 Hatherleigh Road. At Dunsland Cross turn right onto the A3079 signposted 'Halwill Junction/Okehampton'. Continue on this road for just over three miles and take the right hand turning signposted 'Halwill'. Proceed on this road for approximately two miles passing through Halwill and take the left hand turning at 'Quoditch Moor Cross' signposted 'Quoditch/Ashwater'. Follow this road for approximately half a mile and upon reaching Blagaton Farm take the left hand turning immediately behind the farmhouse and continue down this unmade track passing the farm buildings and neighbouring properties, where the property will be found on the left hand side.



# 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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