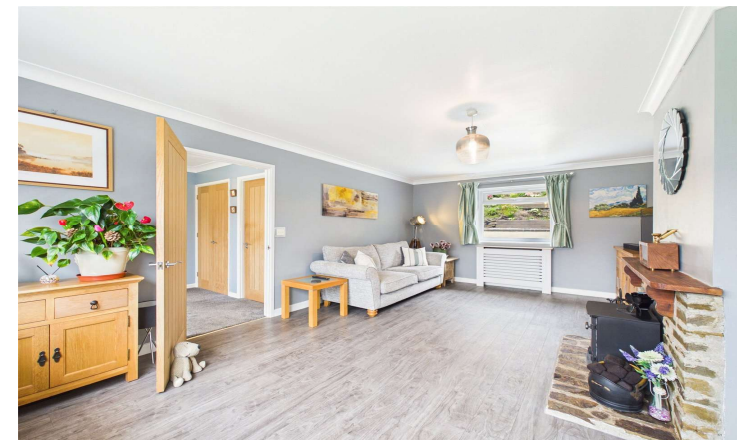


Oaklands Lodge  
Ashmill  
Ashwater  
Beaworthy  
Devon  
EX21 5HA

**Offers Over: £399,950**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com



- DETACHED BUNGALOW
- IMMACULATEDLY PRESENTED THROUGHOUT
- 2 RECEPTION ROOMS
- 4 BEDROOMS
- LANDSCAPED GARDEN
- OFF ROAD PARKING
- SINGLE GARAGE
- QUIET AND PEACEFUL LOCATION
- SOUGHT AFTER HAMLET
- STUNNING COUNTRYSIDE VIEWS



Situated within the highly sought-after hamlet of Ashmill, this attractive detached bungalow enjoys a quiet and tranquil position, boasting stunning views across the surrounding countryside and towards the picturesque River Carey.

The property offers immaculately presented, modern accommodation throughout, thoughtfully designed to provide both comfort and practicality. At the heart of the home is a stylish kitchen/diner, ideal for both everyday living and entertaining, complemented by a separate, inviting living room featuring a charming wood-burning stove set within a stone surround with a wooden mantle over.

The well-proportioned internal layout continues with a centrally positioned family bathroom and four bedrooms, comprising three generous double bedrooms and a further single bedroom, offering flexibility for families, guests, or home working.

A particular highlight of the property is the stunning sunroom, taking full advantage of the delightful views over the beautifully landscaped garden and countryside beyond.

Externally, the property is equally impressive. A spacious driveway provides ample off-road parking for up to four vehicles and leads to a single garage. The wrap-around gardens have been beautifully landscaped by the current owners, thoughtfully utilising all available space to create a variety of areas suited to all occasions. These include a well-maintained lawn, a charming wooden decking area—perfect for alfresco dining and entertaining—and an array of established flowers and shrubs. Meandering pathways guide you to a number of secluded seating areas, allowing you to enjoy the sun throughout the day.





### Directions

From Holsworthy proceed on the A388 Launceston road for some 3 miles and upon reaching Clawton turn left. Follow this road for 1.5 miles until reaching Sprys Shop Cross and turn right, following the signs to Broadwoodwidge, passing Ashwater Primary School on the right hand side. Proceed down the hill into Ashmill, immediately after crossing the bridge, take the left hand turn, follow the single track for a short distance and the entrance drive to Oaklands Lodge will be found on the right hand side, with a Bond Oxborough Phillips "For Sale" sign clearly displayed.



### Situation

The hamlet of Ashmill is only about 0.5 miles from the popular village of Ashwater with its pretty village green, popular pub, and primary school. This corner of Devon still retains a very quiet and unspoilt ambience with the towns of Holsworthy and Launceston being within a short drive. For those wishing to travel further afield, the A30 is about 20 minutes away and provides a direct link to the M5 near Exeter. The North Cornish Coast is some 16 miles, whilst Roadford Lake is within a couple of miles with its great watersports and fishing opportunities.



# Internal Description

## Entrance Hall

**Kitchen/Diner** - 17'10" x 9'9" (5.44m x 2.97m)

**Living Room** - 17'11" x 12' (5.46m x 3.66m)

**Sunroom** - 13'7" x 12'6" (4.14m x 3.8m)

**Bedroom 1** - 11'5" x 10'9" (3.48m x 3.28m)

**Bedroom 2** - 11'5" x 10'8" (3.48m x 3.25m)

**Bedroom 3** - 10'7" x 7'11" (3.23m x 2.41m)

**Bedroom 4** - 10'10" x 8' (3.3m x 2.44m)

**Bathroom** - 7'1" x 6'11" (2.16m x 2.1m)

## Garage

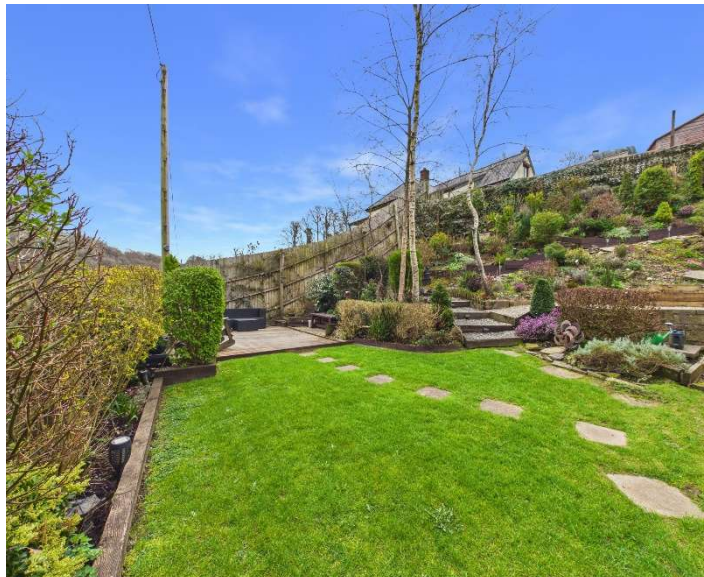
**EPC Rating** - EPC rating TBC.

**Council Tax Banding** - Band 'D' (please note this council band may be subject to reassessment).

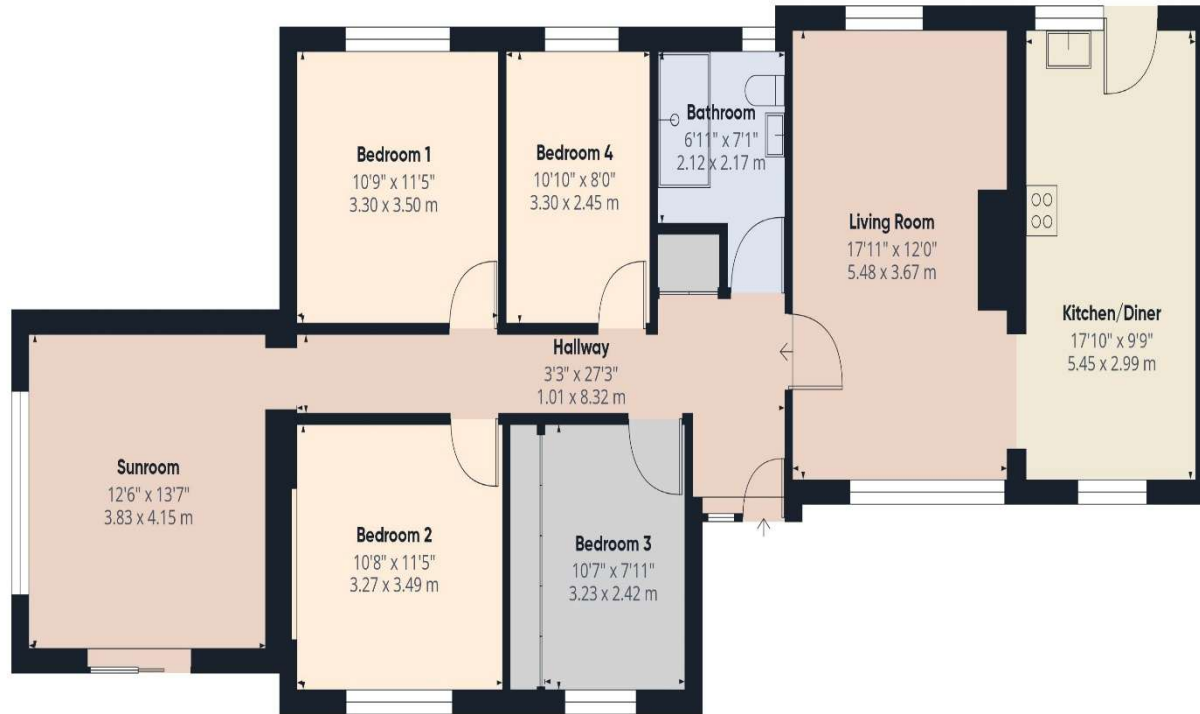
**Services** - Mains water and electricity. Oil fired central heating. Shared private drainage.

**Agents Note** - 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.





# Oaklands Lodge, Ashmill, Ashwater, Beaworthy, Devon, EX21 5HA



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

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# We are here to help you find and buy your new home...

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Devon  
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Email: [holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

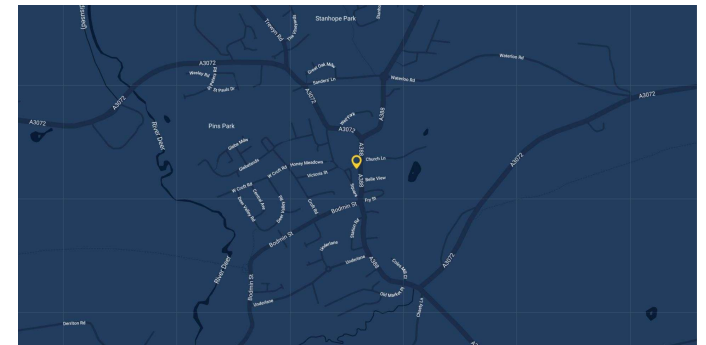
## Have a property to sell or let?

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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01409 254 238**

for a free conveyancing quote and  
mortgage advice.



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