



Bond
Oxborough
Phillips

Changing Lifestyles

West Venn
Ashwater
Beaworthy
Devon
EX21 5DF

Asking Price: £1,595,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

West Venn, Ashwater, Beaworthy, Devon, EX21 5DF

- 4 BEDROOMS COUNTRY RESIDENCE AND 1 BEDROOM ANNEXE
- 4 HOLIDAY COTTAGES
- ESTABLISHED BUSINESS
- 19.5 ACRES
- GRASSLAND PADDOCKS
- LANDSCAPED GARDENS AND GROUNDS
- AMENITY WOODLAND
- STOCKED FISHING LAKE
- SUPERB FAR-REACHING VIEWS
- CLOSE TO NORTH CORNISH COAST
- EPC: E
- Council Tax Band: F

House Lounge



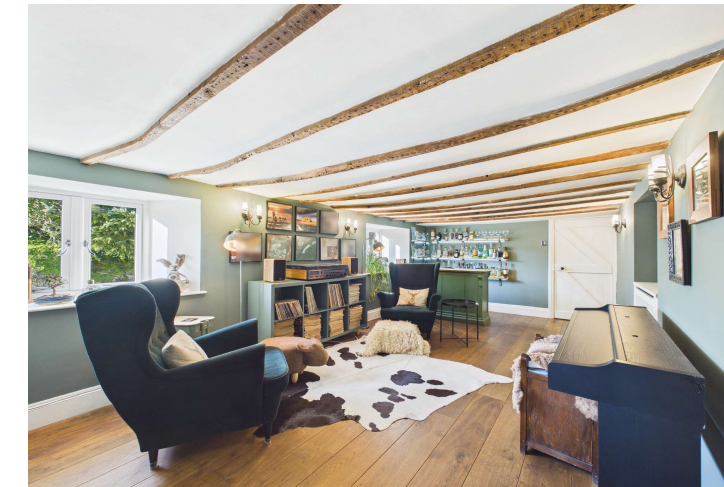
House Kitchen



Annexe Lounge



House Dining Room



House Snug / Bar

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Overview

Tucked away within a peaceful rural setting, this exceptional lifestyle property comprises a beautifully presented four-bedroom country residence with an attached one-bedroom annexe alongside four high-quality, fully equipped holiday cottages plus additional games room for guest use. The whole is set within approximately 19.5 acres of attractively maintained gardens, grounds and paddocks, complemented by areas of amenity woodland and a picturesque, well-stocked fishing lake.

The principal farmhouse is both characterful and inviting, offering generous and versatile accommodation ideally suited to modern family living. A wealth of period features are thoughtfully retained and enhanced by quality finishes, including oak flooring to the principal reception areas and travertine flooring within the kitchen/breakfast space. The property benefits from oil-fired central heating and predominantly double-glazed windows and doors, ensuring comfort and efficiency throughout.

The holiday cottages, converted from traditional stone barns, are arranged around an attractive central courtyard and have been finished to a high standard, offering charming and comfortable accommodation for guests. Each cottage is well-appointed and thoughtfully designed, creating an established and appealing income-generating opportunity.

Externally, the approach is both impressive and welcoming, with a private drive leading to a generous parking area and beautifully landscaped gardens. The grounds are predominantly laid to lawn, interspersed with mature trees, shrubs and well-stocked flowerbeds, providing colour and interest throughout the seasons. A paved terrace to the front of the house offers an ideal setting for outdoor dining and entertaining, enjoying far-reaching views across the land, lake and surrounding countryside. A separate enclosed garden area provides a safe and enjoyable space for guests, ideal for recreation and relaxation.

A comprehensive range of outbuildings supports both the residential and holiday use of the property, including, workshops, storage facilities and a dedicated games room. Equestrian and smallholding interests are well catered for, with a variety of stable blocks, loose boxes, livestock enclosures and ancillary buildings, all with power and lighting where appropriate. A dedicated "meet the animals" area further enhances the appeal for visiting guests.

The land extends to approximately 19.5 acres, comprising a balanced mix of pasture and amenity woodland. Private footpaths meander through the woodland, offering an immersive countryside experience rich in local flora and fauna. The adjoining fishing lake, complete with a central island, provides a tranquil and attractive feature, further enhancing the setting and appeal of this unique and versatile property.



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The Cottages and Annexe

Poacher's Lodge (Annexe) - A charming and well-appointed single-storey cottage comprising an entrance lobby leading into a spacious sitting/dining room. The property offers a comfortable double bedroom, a well-equipped kitchen, useful utility space and a generously sized bathroom.

Fisherman's Cottage (3 Bed) - A spacious and versatile cottage arranged over two floors. The ground floor features an entrance hall, a well-proportioned kitchen/breakfast room, a bathroom, a useful understairs cupboard, and a large sitting/dining room ideal for entertaining.

On the first floor, a central landing provides access to three bedrooms, including a generous double bedroom with en-suite shower room, alongside two twin bedrooms, making this an excellent option for families or group stays.

The Tall Barn (2 Bed) - A unique and characterful multi-level conversion offering well-balanced accommodation. The first floor serves as the main entrance level, opening into a bright and expansive open-plan kitchen/living room, complemented by a bathroom.

On the ground floor is a comfortable twin bedroom, while the second floor hosts a double bedroom, creating a distinctive and appealing layout.

The Old Parlour (1 Bed) - A delightful and cosy cottage featuring an open-plan kitchen/living room, perfect for modern living. The property includes a spacious double bedroom with an en-suite bathroom, offering a comfortable and private setting ideal for couples.

Stable Cottage (3 Bed) - A generously sized and versatile cottage, well suited to larger families or groups. The ground floor comprises a large open-plan kitchen/living room, a double bedroom with en-suite shower room, a further twin bedroom, and a family bathroom.

On the first floor, an additional twin bedroom provides further flexible accommodation, completing this well-presented and practical cottage.

The Land - The land totals approximately 19.5 acres, being approximately 10 acres of pasture and 9 acres of amenity woodland. Private footpaths weave through the woodland allowing guests the opportunity to enjoy the flora and fauna of the Devon countryside. Adjacent to the woodland is a large stocked amenity fishing lake with central island.

Outbuildings - Mower Store: 3.36m x 2.70m (11'0 x 8'10)

Storage: 2.60m x 2.02m (8'6 x 6'8)

Fishing Tackle Store: 3.64m x 2.39m (11'11 x 7'10)

Storage Shed: 3.39m x 1.63m (11'1 x 5'4)

Workshop/Store: 4.16m x 3.28m (13'8 x 10'9)

Stable block: divided into 3 Loose Boxes with power and light connected.

Box 1: 3.45m x 3.39m (11'4 x 11'1)

Box 2: 3.60m x 3.39m (11'10 x 11'1)

Box 3: 3.57m x 3.39m (11'9 x 11'1)

Livestock/Loose Box: 6.96m x 3.44m (22'10 x 11'3)

Stable Block:

Divided into 2 Stables and Feed/Tack Room.

Box 1: 3.58m x 3.56m (11'9 x 11'8)

Box 2: 3.59m x 3.51m (11'9 x 11'6)

Feed/Tack Room: 3.59m x 1.72m (11'9 x 5'8)

Loose Box Building:

Box 1: 3.52m x 2.88m (11'7 x 9'5)

Box 2: 3.54m x 2.85m (11'7 x 9'4)

Field Shelter: 6.87m x 3.22m (22'6 x 10'7)

Games Room: 7.40m x 6.09m (24'3 x 19'11)

There is also a recycling area for the guests

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. Dartmoor is approximately 19 miles away and is visible

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, proceed for a short distance down the hill, and prior to reaching the Village turn right, proceed for 3/4 mile whereupon West Venn will be found on the right hand side.

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The Cottages

Courtyard



Tall Barn



Stable Cottage



Fisherman's Cottage Master Bedroom

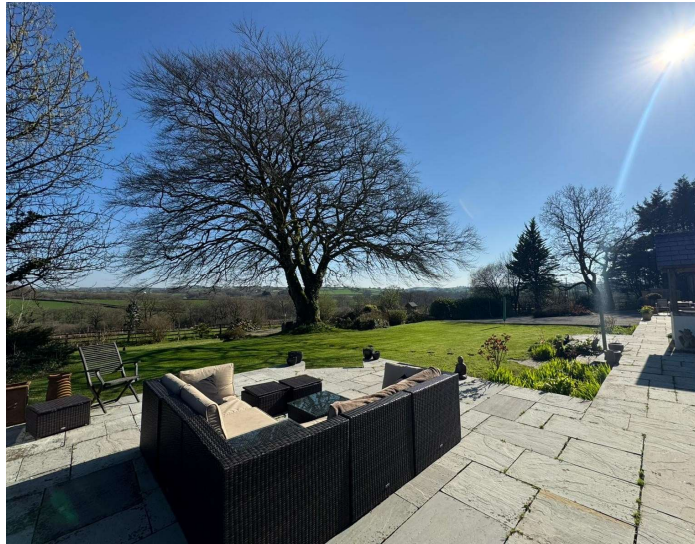


The Old Parlour



Stable Cottage Master Bedroom

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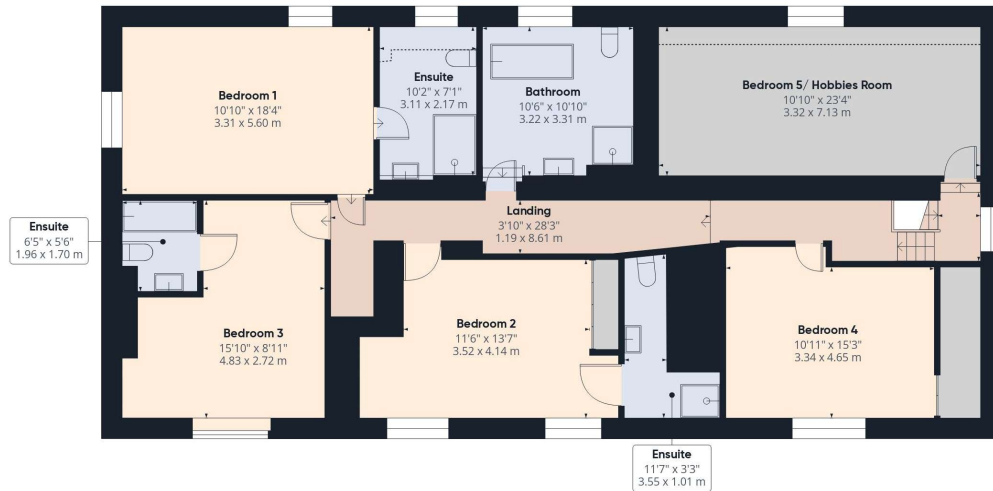
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Floorplans

The Farm house



Floor 0



The Annexe and Games Room

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.

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Fishing Lake

