



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Lydham House  
Ashwater  
Beaworthy  
Devon  
EX21 5DT

**Guide Price: £550,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

Lydham House, Ashwater, Beaworthy, Devon, EX21 5DT



- DETACHED FORMER FARMHOUSE
- 4/5 BEDROOMS (MASTER WITH EN-SUITE & DRESSING ROOM)
- 2 RECEPTION ROOMS
- AMPLE OFF ROAD PARKING
- ADJOINING BARN
- LOVELY GARDENS AND COUNTRYSIDE VIEWS
- PARTICULARLY SPACIOUS & VERSATILE PROPERTY
- WALKING DISTANCE OF VILLAGE AMENITIES
- PEACEFUL SETTING
- EPC: D
- Council Tax Band: D



**An exciting opportunity to acquire this spacious and versatile former farmhouse offering 2 reception rooms, 4/5 bedrooms (1 ensuite and dressing room), with adjoining barn. The residence benefits from ample off road parking, a variety of sheds and generous garden with lovely countryside views. EPC D.**



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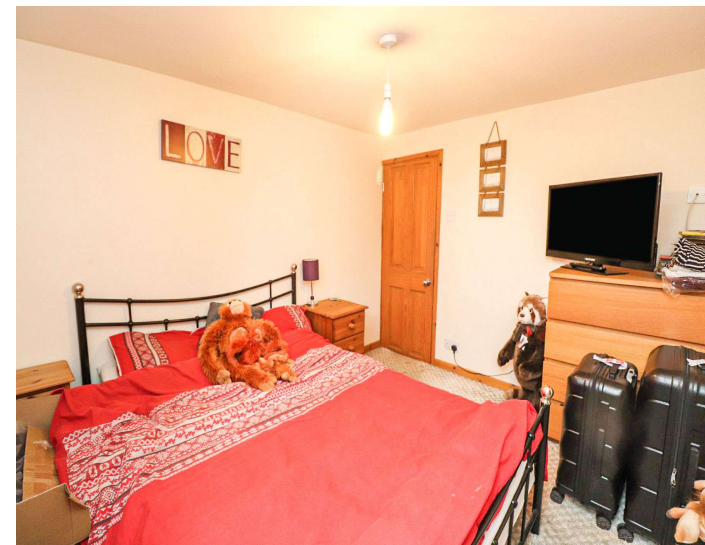
## Situation

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 10 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.



## 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 here turn right. Follow the signs to Broadwood, passing Ashwater Primary School on your right hand side, and proceed down the hill into Ashmill. Just before the bridge turn right and the property will then be found after about 100 yards on the left hand side.



# Internal Description

## **KITCHEN/DINER** - 19'5" x 11'9" (5.92m x 3.58m)

A spacious, light and airy kitchen/diner comprising matching oak wall and base mounted units with Granite work surfaces over, incorporating a stainless steel sink unit with mixer tap over. Space for "Range Master" Electric oven with hob and extractor over, dishwasher and free standing fridge/freezer. Ample room for dining room table and chairs. Window to side elevation and double glazed French patio doors to side elevation.

## **LOUNGE** - 20'5" (6.22) max x 14'10" (4.52) max.

A generous reception room with feature inglenook fireplace housing "Jotul" wood burning stove with timber mantle. Access to useful under stairs cupboard and stairs leading to first floor landing. Window to side elevation.

## **OFFICE/FAMILY ROOM** - Some 19'10" x 12'8" (Some 6.05m x 3.86m)

Spacious reception room with double glazed French patio door to garden, with lovely views.

## **SNUG/BEDROOM 5** - 10'4" x 10' (3.15m x 3.05m)

Double bedroom with windows to side and rear elevations.

## **UTILITY ROOM** - 12' (3.66) max x 9' (2.74) max.

Matching wall and base mounted unit with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space for washing machine and freezer. Access to airing cupboard. Window to rear elevation.

**CLOAKROOM** - A 2 piece suite comprising matching white low flush WC and wash hand basin. Illuminated mirror.

## **INTEGRAL BARN/WORKSHOP** - 17'8" (5.38) max x 13'3" (4.04) max.

A very useful storage space, ideal for log storage. Internal dog kennel. "Albion Ultrasteel" factory lagged hot water cylinder and "Grant Euroflame" oil fired boiler. Original apex ceiling with exposed timbers. Door to front elevation.

## SPACIOUS FIRST FLOOR LANDING

## **BEDROOM 1** - 13'5" x 12'7" (4.1m x 3.84m)

Generous double bedroom with walk in wardrobe. Large window to rear elevation enjoying views on the garden and the countryside beyond.

## **EN-SUITE SHOWER** - 7'11" x 5'10" (2.41m x 1.78m)

A fitted suite comprising large shower cubicle with "rain" shower attachment over, concealed cistern WC and pedestal wash hand basin. Window to side elevation.

## **BEDROOM 2** - L-shaped max measurements 14'2" (4.32) x 11'3" (3.43)

Double bedroom with built in wardrobe. Windows to front elevation.

## **BEDROOM 3** - 10'3" x 8'7" (3.12m x 2.62m)

Double bedroom with dressing room. Window to side elevation.

## **DRESSING ROOM** - 7'4" x 4'8" (2.24m x 1.42m)

Window to front elevation.

## **BEDROOM 4** - 11' (3.35) x 7'3" (2.21) plus door recess.

Double bedroom with built in wardrobe. Window to front elevation.

**FAMILY BATH/SHOWER ROOM** - A fitted suite comprising panel bath, separate shower cubicle with "Mira" electric shower over, pedestal wash hand basin and concealed cistern WC. Window to rear elevation.

**OUTSIDE** - The property is approached via a wooden gate which leads to a wide gravelled area providing access to a range of useful outbuildings, the rear garden and the front entrance door. The gravelled area is bordered by an impressive stone wall. Within a few steps of the front gate there is an extensive off road parking area for 4 vehicles. The gravelled area continues around the rear of the property and connects to a large patio area providing the ideal spot for alfresco dining and entertaining. A picket fence and archway with mature climbing rose provides access to a large lawned area with a magnificent Copper Beech Tree and stunning view of the countryside beyond.

**SERVICES** - Mains water and electricity. Private drainage.

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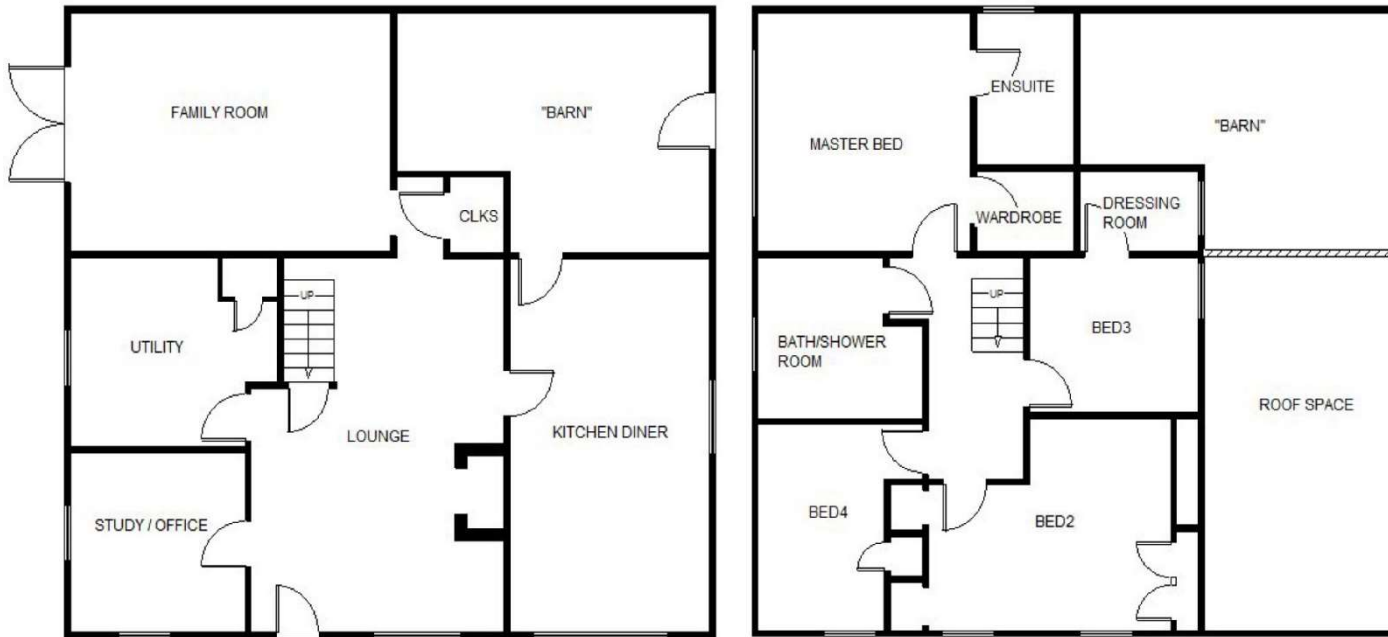
**COUNCIL BAND** - Band 'D' (please note this council band may be subject to reassessment).


**EPC RATING** - Rating D.

**Outside** The front of the house is approached through a wooden gate onto a wide gravel pathway which continues to the side of the house providing a very pleasant sitting/entertaining area. Within a few steps of the entrance gates is a good sized hardstanding providing parking for at least 4 cars.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>75</b>
(55-68)	<b>D</b>	<b>61</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



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