



Bond
Oxborough
Phillips

Changing Lifestyles

Carey Line Cottage
Ashmill
Ashwater
Beaworthy
Devon
EX21 5HA

Asking Price: £390,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Carey Line Cottage, Ashmill, Ashwater, Beaworthy, Devon, EX21 5HA



- 3 BEDROOM
- BARN CONVERSION
- BOASTING CHARACTER FEATURES THROUGHOUT
- OFF ROAD PARKING
- GARDEN
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- EPC: TBC



A rare and exciting opportunity to acquire this well presented barn conversion situated in the sought after rural hamlet of Ashmill. The property boasts many character features throughout and offers spacious accommodation complimented by off road parking and garden. EPC TBC.



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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 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.



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 Broadwoodwider, passing Ashwater Primary School on the right hand side. Proceed down the hill into Ashmill and upon crossing the bridge, take the single track behind Moon House, follow this road for a short distance and the entrance to Carey Line Cottage will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



Internal Description

Entrance Hall - 14'7" x 5'5" (4.45m x 1.65m)

Stairs leading to First floor landing. Access to useful under stairs cupboard.

Living Room - 14' x 13'11" (4.27m x 4.24m)

Spacious, light and airy reception room with windows to front and rear elevation. Feature wood burning stove with slate hearth, wood mantle and stone surround. Ample room for sitting room suite.

Kitchen/Diner - 14'3" x 13'11" (4.34m x 4.24m)

A fitted kitchen comprising base mounted units with work surfaces over incorporating a "Butler" sink with mixer tap. Space for "Rangemaster" with 5 ring gas hob with extractor over, dishwasher and free standing American style fridge/freezer. Ample room for dining room table and chairs. Windows to front and rear elevations.

Utility Room - 9'7" x 7'4" (2.92m x 2.24m)

Fitted with a range of base units with work surfaces over incorporating a "Butler" sink with mixer tap. Space and plumbing for washing machine. Access to useful storage cupboard. Window to rear elevation.

Bedroom 1 - (max) 14'7" x 11'6" ((max) 4.45m x 3.5m)

Spacious double bedroom with windows to front and rear elevation. Built in wardrobes and access to useful storage cupboard.

Bathroom - 6'1" x 5'11" (1.85m x 1.8m)

A 3 piece suite comprising panel bath with shower over, pedestal wash hand basin and low flush WC. Heated towel rail. Window to rear elevation.

First Floor Landing - Exposed wooden roof timbers with Velux window and exposed original stone work.

Bedroom 2 - 13'8" x 8'10" (4.17m x 2.7m)

Double bedroom with 2 Velux windows. Exposed wooden roof timbers.

Bedroom 3 - 10'7" x 6'8" (3.23m x 2.03m)

Window to front elevation.

Cloakroom - 5'10" x 3'5" (1.78m x 1.04m)

Fitted with a low flush WC and pedestal wash hand basin.

Outside - The property is approached via its own entrance drive providing off road parking for 2 vehicles. The low maintenance rear garden is principally laid with stone chippings.

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

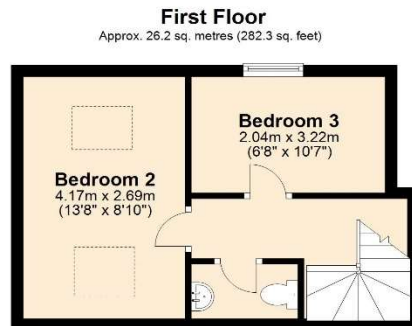
EPC Rating - EPC rating TBC.

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

What3Words - What3Words - Commit.Fond.Curries



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Total area: approx. 102.5 sq. metres (1103.6 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.



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

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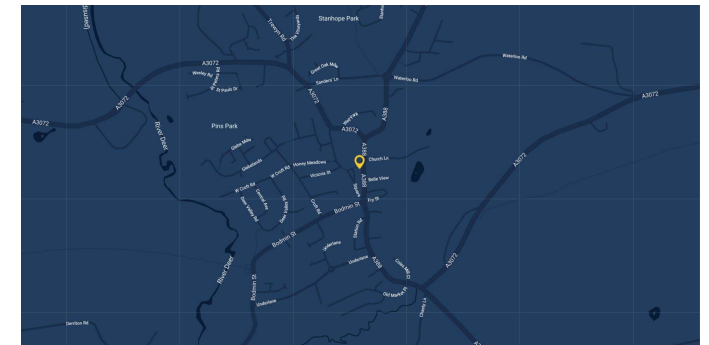
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