



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Carey Line Cottage  
Ashmill  
Ashwater  
Beaworthy  
Devon  
EX21 5HA

**Starting Price: £275,000 Freehold**

**Sold by Modern Method of Auction**

**Subject to Reserve Price**



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.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
- Council Tax Band: D



**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 Broadwoodwidge, 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.



**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

**Auctioneer Comments** - Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties 'personal data will be shared with the Auctioneer (iamsold Ltd)

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc. VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.







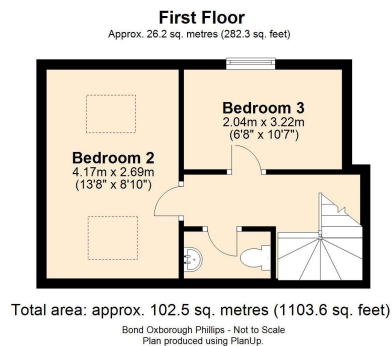
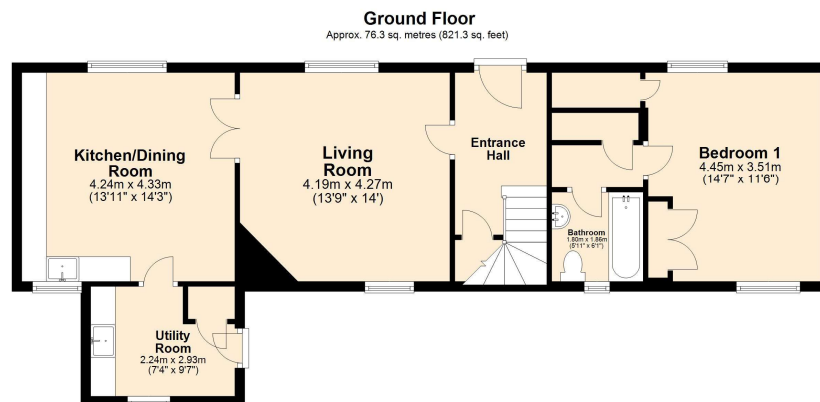
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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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# We are here to help you find and buy your new home...

Albion House  
4 High Street  
Holsworthy

Devon  
EX22 6EL

Tel: 01409 254 238

Email: [holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)

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