



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Temperance House  
Ashmill  
Ashwater  
Beaworthy  
Devon  
EX21 5HA

**Guide Price: £495,000**

**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

# Temperance House, Ashmill, Ashwater, Beaworthy, Devon, EX21 5HA



- 5 Bedrooms
- 2 Reception rooms
- Detached Period residence
- Approximately 3.55 acres
- Land bordered by the River Carey
- Bordered by
- Garage/ Workshop
- Sought after village location
- No Onward chain
- EPC: E
- Council Tax Band: E



## Overview

Situated in the sought after Ashmill area of the popular Village of Ashwater is this charming 5 bedroom, 2 reception room period residence believed to date back to the 18th century, now offering spacious and characterful accommodation throughout boasting many original features with elevated views over the surrounding Carey Valley. The property has approximately 3.55 acres of predominantly level land bordered by the beautiful River Carey. Garage/ Workshop and ample off road parking. No onward chain. EPC - E



## Location

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.

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**The residence** - Opening the front door leads into a entrance porch and onwards into a most characterful sitting room with exposed ceiling beams and an impressive stone inglenook fireplace housing a multi fuel burning stove with a large original clome oven. The window to the front enjoys a lovely aspect over the front and the bridge at Ashmill. The dining room provides an additional, spacious reception room with ample space for a dining room table and chairs, a stone feature fireplace with timber mantle provides a focal point of the room. The kitchen has a range of wall mounted cupboards, base units and drawers, inset sink, space for appliances, built in cooker, oil fired boiler and a door to the rear of the property. The first floor offers a landing with a storage cupboard, airing cupboard, loft access, 5 bedrooms and a bathroom with a bath, shower, WC and a wash hand basin. The master bedroom has a feature stone fireplace with a window to the front enjoying fantastic views over the Hamlet.

**Outside** - The property is approached via a gravel laid entrance driveway providing ample off road parking, steps lead up to a pretty front garden with raised stock beds housing a variety of plants and flower. To the rear of the property is a gravel hardstanding with mature shrubs and planting bordering. To the side is a garage and workshop. A track leads down to the land which is principally level with two timber sheds. The land of approximately 3.55 acres is bordered to the North by mature woodland and the River Carey to the South providing a very pretty backdrop, a 5 bar gate gives access to the River providing natural drinking water for livestock.





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## 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 whereupon the property will be found on the left hand side prior to reaching the Bridge.

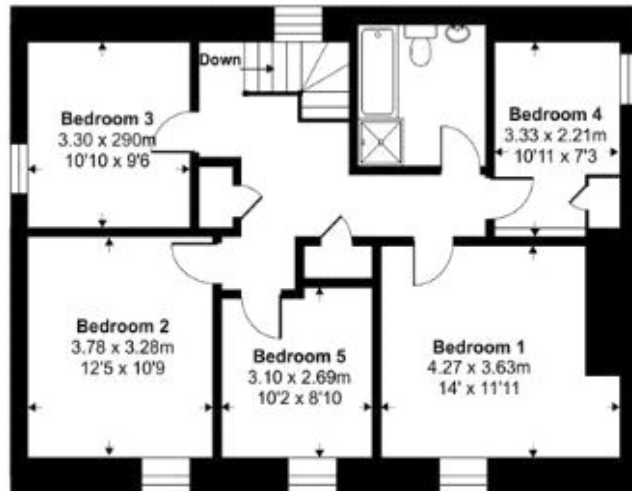
**Boundaries** - The plan of the land is indicated to be a good guide as to what is being sold. The vendors' solicitor will confirm precise boundaries upon agreement of sale.

**Viewings** - Viewing are strictly to be arranged with and accompanied by the selling agent.

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

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.

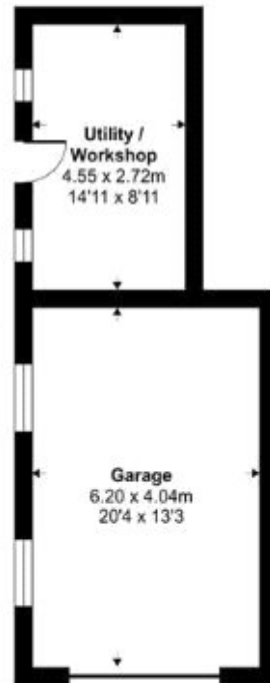
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First Floor



Ground Floor



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

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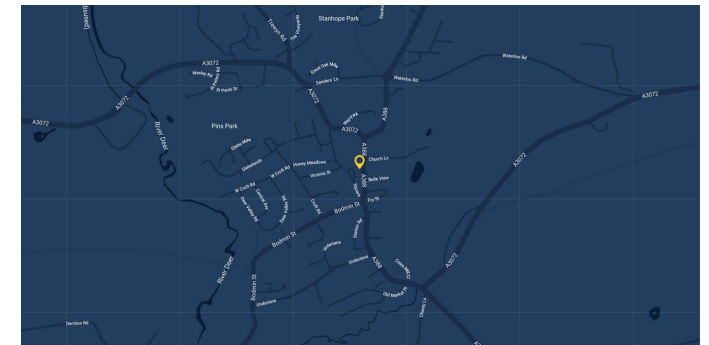
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