



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Hampden Cottage  
Ashwater  
Beaworthy  
Devon  
EX21 5EF

**Asking Price: £315,000**  
**Freehold**



Changing Lifestyles

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## Hampden Cottage, Ashwater, Beaworthy, Devon, EX21 5EF



- SEMI DETACHED PERIOD FAMILY HOME
- SPACIOUS ACCOMMODATION THROUGHOUT
- CHARACTER FEATURES
- 4 BEDROOMS
- 2 GARDEN AREAS
- OFF ROAD PARKING FOR 2 VEHICLES
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES
- EPC RATING E
- COUNCIL TAX BAND C



**An exciting opportunity to acquire this spacious semi detached period property that was previously used as a private Victorian school and believed to be the inspiration for a Charles Dickens novel. The property is situated within the heart of the sought after village of Ashwater being within level walking distance to a range of amenities. This charming 4 bedroom, 2 reception character cottage benefits from 2 separate garden areas and off road parking for 2 vehicles. EPC E.**



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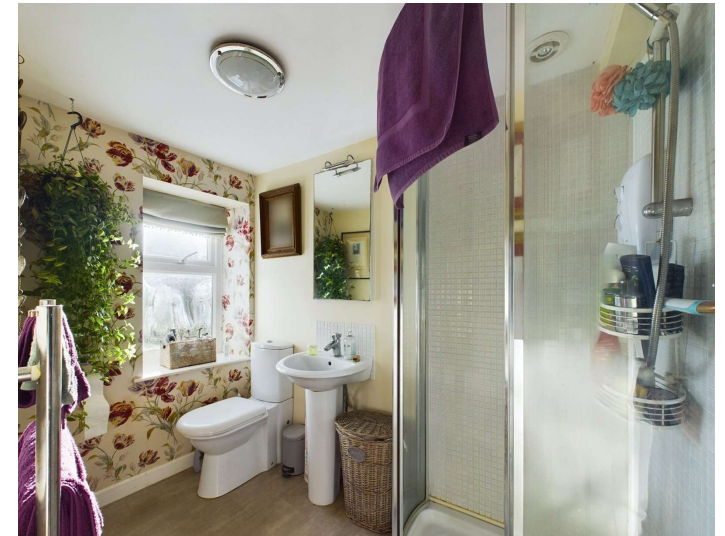


## Situation

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.

## 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 and proceed up the hill into the village. Prior to reaching the T junction, the property will be on your right, with a Bond Oxborough Phillips "For Sale" board clearly displayed.



# Internal Description

## **Entrance Hall** - 8'2" x 6'9" (2.5m x 2.06m)

Window to front elevation. Providing access to:

## **Kitchen Dining Room** - 23'3" x 6'11" (7.09m x 2.1m)

A fitted kitchen comprising a range of wall and base mounted units with worktop over, incorporating a butler sink and mixer tap. Space for feature range master cooker with six ring hob and Miele under counter fridge. Ample room for dining table and chairs. Windows to front and side elevations. External door leading to the enclosed and private courtyard garden.

## **Living Room** - 21'10" x 13'3" (6.65m x 4.04m)

A spacious, light and airy reception room with feature fireplace housing multi fuel stove, with stone surround and slate hearth. Ample room for large sitting room suite and dining table and chairs. Windows and door to front elevation, with views over the front garden.

## **Separate Dining Room** - 14'2" x 8'5" (4.32m x 2.57m)

Spacious reception with ample room for dining room table and chairs. Window to side elevation.

## **Cloakroom/ Utility Room** - 1'2" x 0'8" 5' (0.36m x 0.6m x 0.2m x 1.52m)

Fitted with a close coupled WC and pedestal wash hand basin. Plumbing for washer machine, and tumble dryer. Space for two upright freezers. Space to store shoes and hand coats. Window to rear elevation.

## **Office** - 5'11" x 4'6" (1.8m x 1.37m)

Window to rear elevation.

## **First Floor Landing** - 7'4" x 6'1" (2.24m x 1.85m)

Access to airing cupboard housing hot water cylinder. Window to rear elevation.

## **Bedroom 1** - 14' x 9'2" (4.27m x 2.8m)

Spacious double bedroom with twin windows to front elevation.

## **Bedroom 2** - 12'7" x 8'3" (3.84m x 2.51m)

Double bedroom with dual aspect windows to side and rear.

## **Bedroom 3** - 11'1" x 7'11" (3.38m x 2.41m)

Double bedroom with window to side elevation.

## **Bedroom 4** - 9'2" x 7'6" (2.8m x 2.29m)

Single bedroom with window to front elevation.

## **The Landing** - 14'2" x 4'1" (4.32m x 1.24m)

A versatile space, currently being used as a games room. Access to useful storage cupboard. Dual aspect windows to front and rear.

## **Bathroom** - 7'7" x 4'9" (2.3m x 1.45m)

A fitted suite comprising corner shower, pedestal wash hand basin, low flush WC and heated towel rail. Window to side elevation.

**Outside** - The property is approached via its own stone chipped drive, providing off road parking for 2 vehicles. The low maintenance front garden is accessed via the wooden gate and is laid with matching stone chippings and is decorated with a variety of mature flowers and shrubs including a beautiful Wisteria. To the side of the residence there is a separate enclosed and private sun trap walled garden, providing the ideal spot for alfresco dining and entertaining.

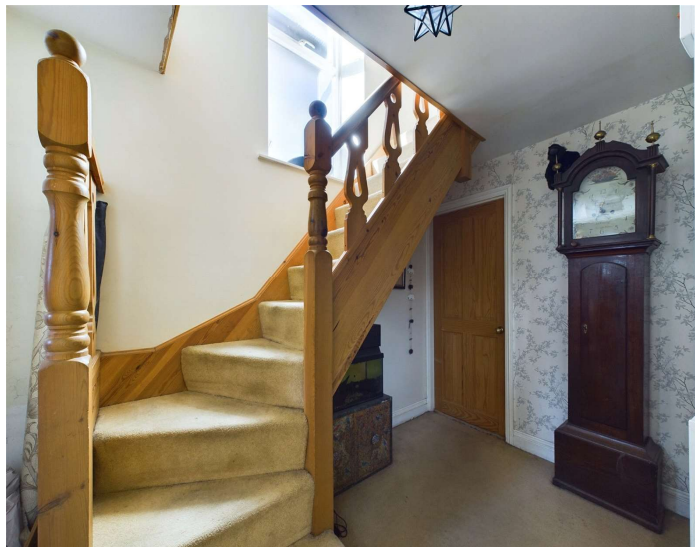
**EPC Rating** - EPC rating E (42) with the potential to be C (78). Valid until May 2026.

**Services** - Mains water, electricity and drainage. Oil fired central heating, with recently installed external boiler.

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



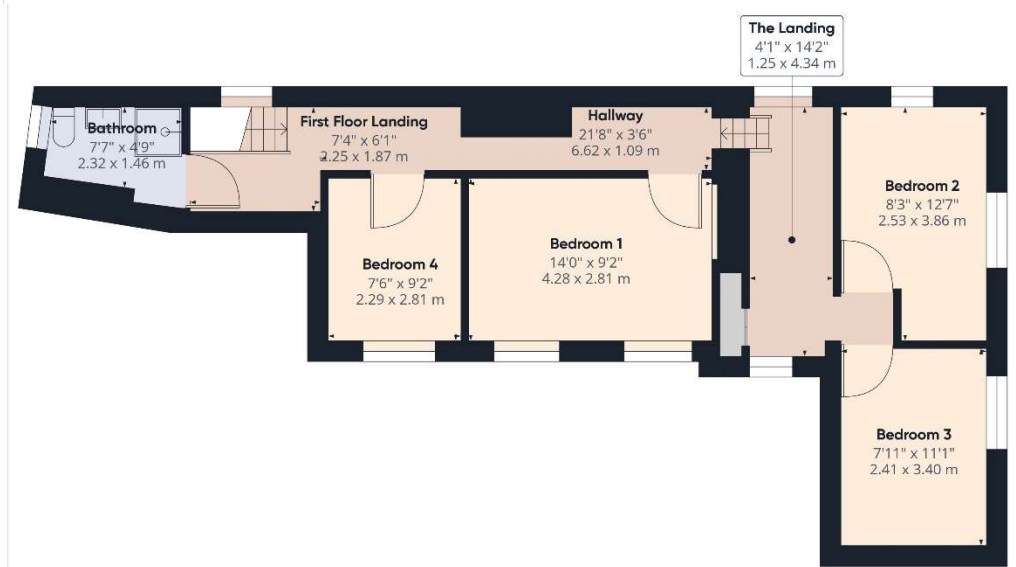
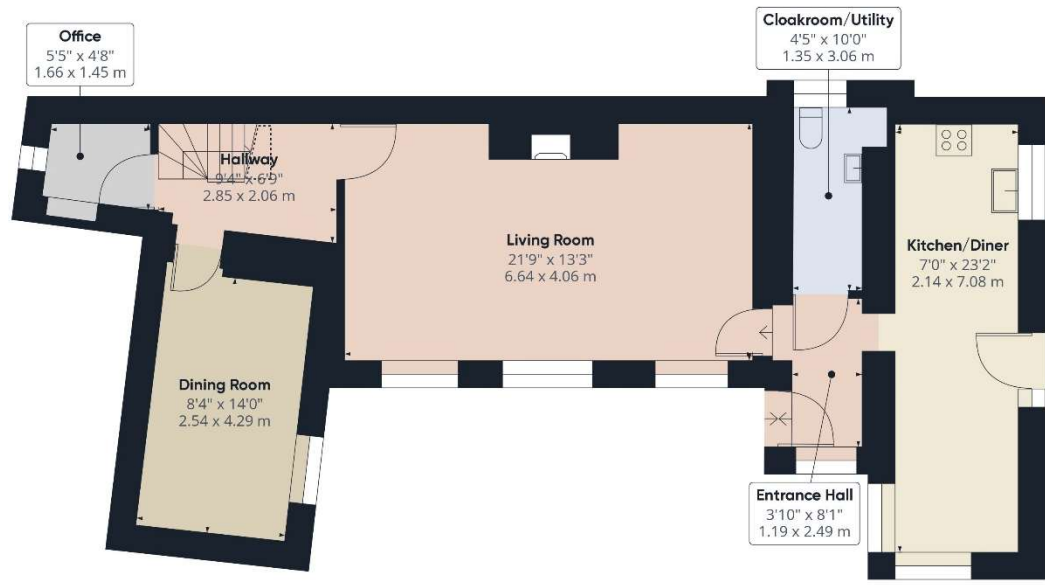
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# Hampden Cottage, Ashwater, Beaworthy, Devon, EX21 5EF



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
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**01409 254 238**

for a free conveyancing quote and  
mortgage advice.

