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Changing Lifestyles

Little Arscott
Ashwater
Beaworthy
Devon
EX21 5DL

Asking Price: £500,000 Freehold



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01409 254 238
holsworthy@boproperty.com

Little Arscott, Ashwater, Beaworthy, Devon, EX21 5DL

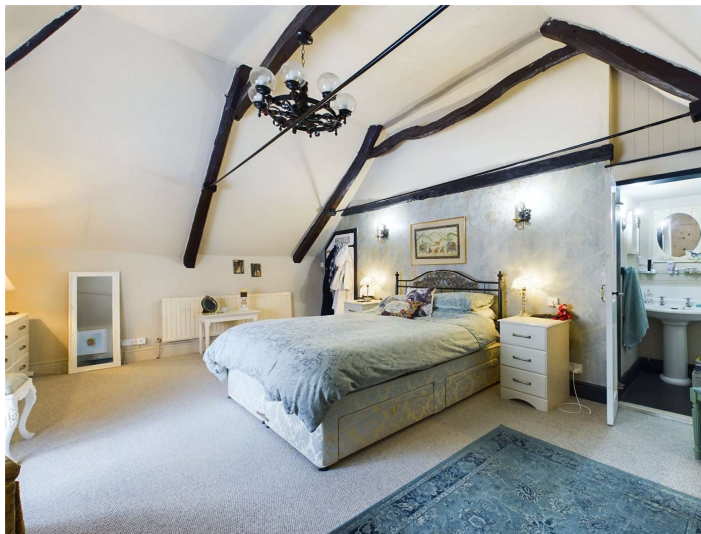


- 3 BEDROOM CHARACTER COTTAGE
- PART OF A 17TH CENTURY LONGHOUSE
- CONVERTED IN THE 1990's
- SUPERB AND SOUGHT AFTER LOCATION
- 0.5 ACRES OF LANDSCAPED GARDENS
- DETACHED DOUBLE GARAGE
- STUNNING COUNTRYSIDE VIEWS
- INTERNAL VIEWING RECOMMENDED
- EXTENSIVE OFF ROAD PARKING
- Council Tax Band: C



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Location

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 A3072 Hatherleigh road until reaching Dunslad Cross, and here turn right onto the A3079 towards Okehampton. After 1.4 miles turn right at Morecombe Cross signed Ashwater. Follow this road for just over 1 mile turning right signposted Hope Farm, proceed down the lane whereupon the entrance to Little Arscott will be found on the left hand side.

Overview :

Occupying a beautiful tucked away position down an unadopted tree lined lane is this impressive, grade II listed, thatched cottage being part of the original 17th Century longhouse, and converted in the early 1990's to provided a spacious and comfortable family home. The residence has retained many original character features with exposed heavy beams, exposed stonework and deep window sills, all complemented by the convenience of modern day comforts. Little Arscott boasts fantastic landscaped gardens of approximately 0.5 acres with extensive off road parking and a detached double garage. The views over the surrounding countryside and woodland are stunning and need to be seen in person to be fully appreciated.



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Covered Entrance Porch

Kitchen - 18'7" x 17'8" (5.66m x 5.38m)

An exquisite bespoke kitchen comprises a range of high quality base and wall mounted cupboards with solid oak work surfaces over, incorporating an inset twin Belfast sink with mixer tap over. Space for range style cooker with ornate timber splashback. Integrated dishwasher, recess for American style fridge/ freezer. Ample space for a large dining room table and chairs. Twin windows to rear elevation enjoy lovely views over the garden and countryside beyond.

Living Room - 18'3" x 18' (5.56m x 5.49m)

A comfortable and spacious, dual aspect room, had original heavy beams which are a stand out feature with wood panelling making for a cosy and characterful room.

Conservatory - 12'11" x 9'7" (3.94m x 2.92m)

A stunning light and airy full glazed room, has double doors that open out on the patio at the rear. A great space to enjoy views over the garden and the beautiful views over the surrounding valley.

First Floor

Bedroom 1 - 18'9" x 13'8" (5.72m x 4.17m)

A most characterful and spacious master bedroom with vaulted ceilings, exposing the original beams. Window to side elevation enjoying fantastic views over the gardens and surrounding countryside.

Ensuite - 4'1" x 3'6" (1.24m x 1.07m)

Close coupled WC and wash hand basin.

Bedroom 2 - 13'5" x 8'5" (4.1m x 2.57m)

A double bedroom with window to front elevation.

Dressing area - 7'10" x 4'7" (2.4m x 1.4m)

Window to rear elevation.

Bedroom 3 - 12'4" x 7'2" (3.76m x 2.18m)

Window to front elevation.

Bathroom - 12'3" x 9'7" (3.73m x 2.92m)

A superbly presented, luxury fitted bathroom suite comprises a modern panel bath, large corner shower cubicle with mains fed rainfall and spray shower. Heritage pedestal wash hand basin and close coupled WC. Walk in airing cupboard.. Exposed beams.

Outside - The property is approached via a very pretty long tree lined private drive, giving access to a concrete driveway which sweeps down to a gravelled laid parking area. To the front of the cottage is an area of lawn with mature trees and further lawn to side of the driveway. The gardens, which extend to approximately 0.5 acres extend to the front, side and rear are well stocked with many mature and established trees including a mature Apple tree and flower beds. The gardens are design to take full advantage of the superb views with an extensive paved patio and barbeque area with a Stone Barbeque, providing the ideal spot for alfresco dining. Newly planted 300 trees and shrubs along the boundaries. Two timber workshops/ sheds with power and light connected.

Double Garage - 23'4" x 23'2" (7.1m x 7.06m)

With twin electric roller doors. Power and Light connected. Pedestrian door to side. Utility area with base mounted units with a stainless steel sink unit and plumbing and recess for washing machine and tumble dryer.

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Rondeaval - Thatched roof. Housing the Bore Hole filtration unit and pump.

Services - Mains electricity. Private water supply via a





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Floorplan



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