



STAGS

Hayloft, Forda Farm, Ashwater, Beaworthy,
Devon, EX21 5DL

End of terrace barn conversion, in a rural setting, within
half an acre of secluded and impressive gardens

Holsworthy 7 miles - Launceston 13 miles - Bude 16 miles

• Sitting/Dining Room • Kitchen • Sun Room • 2 Bedrooms • Bathroom •
Set Within 0.5 Acres • Parking and Garage • No Onward Chain •

Guide price £250,000

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SITUATION

The property is in the heart of North West Devon being only 5 miles from the self-contained village of Ashwater with its pub overlooking the village green, places of worship, primary school and village hall with community shop/post office. The ancient market town of Holsworthy is 7 miles away and offers all the facilities that one seeks in a small but busy rural community including a Waitrose supermarket. The popular family resort of Bude on the North Cornish coast is 16 miles and boasts a choice of extensive sandy beaches and many miles of cliff land walks. Okehampton and the A30 dual carriageway on the northern fringes of Dartmoor National Park are 17 miles to the southeast. The area is predominantly noted for its agriculture and forestry and is also a very popular tourist destination with numerous golf courses, inland sailing at Roadford and Upper Tamar Lakes and some of the finest walking in the British Isles.

DESCRIPTION

End of terrace barn conversion with a detached garage and workshop in 0.5 acres of garden, which gently slopes down to a stream. The property is constructed with brick quoins and stone infill and is weather by a slate pitched roof. It was converted in 1992 and is one of 6 dwellings enclosing a generous private courtyard on to which all the properties face.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: an entrance hall with storage cupboard and a door leading through to the sitting/dining room with a woodburning stove and a door leading out to the sun room with a stunning outlook over the rear garden. The kitchen has a range of cupboards and drawers, an inset sink, space for a cooker, space for a fridge and space and plumbing for a dishwasher or washing machine.

Stairs lead from the entrance hall to a generous landing/study area which overlooks the garden. This was designed as a third bedroom on the original Planning Application, but the owners, who have occupied the house since its initial conversion, decided it was better to open it up into a study area. Also at first floor level is the principal bedroom, a second double bedroom and the bathroom with bath, basin and WC. Adjacent is airing cupboard and loft access. All the bedrooms enjoy a pleasant outlook on to the private garden.

OUTSIDE

From the lane, a shared gravel drive leads to the private courtyard which provides parking and gated access to the garage/workshop/log store. There is additional parking provision inside the gate. The garden is accessed



via the sunroom to the rear of the property. The gardens are bordered by a range of mature trees and shrubs and gradually slopes down to a stream with plants such as Gunnera, Irises and water plants. The detached GARAGE/WORKSHOP 5.94m x 3.73m (19'6" x 12'3") has an up and over door, power and light.

SERVICES

Mains water and electricity. Shared private drainage. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

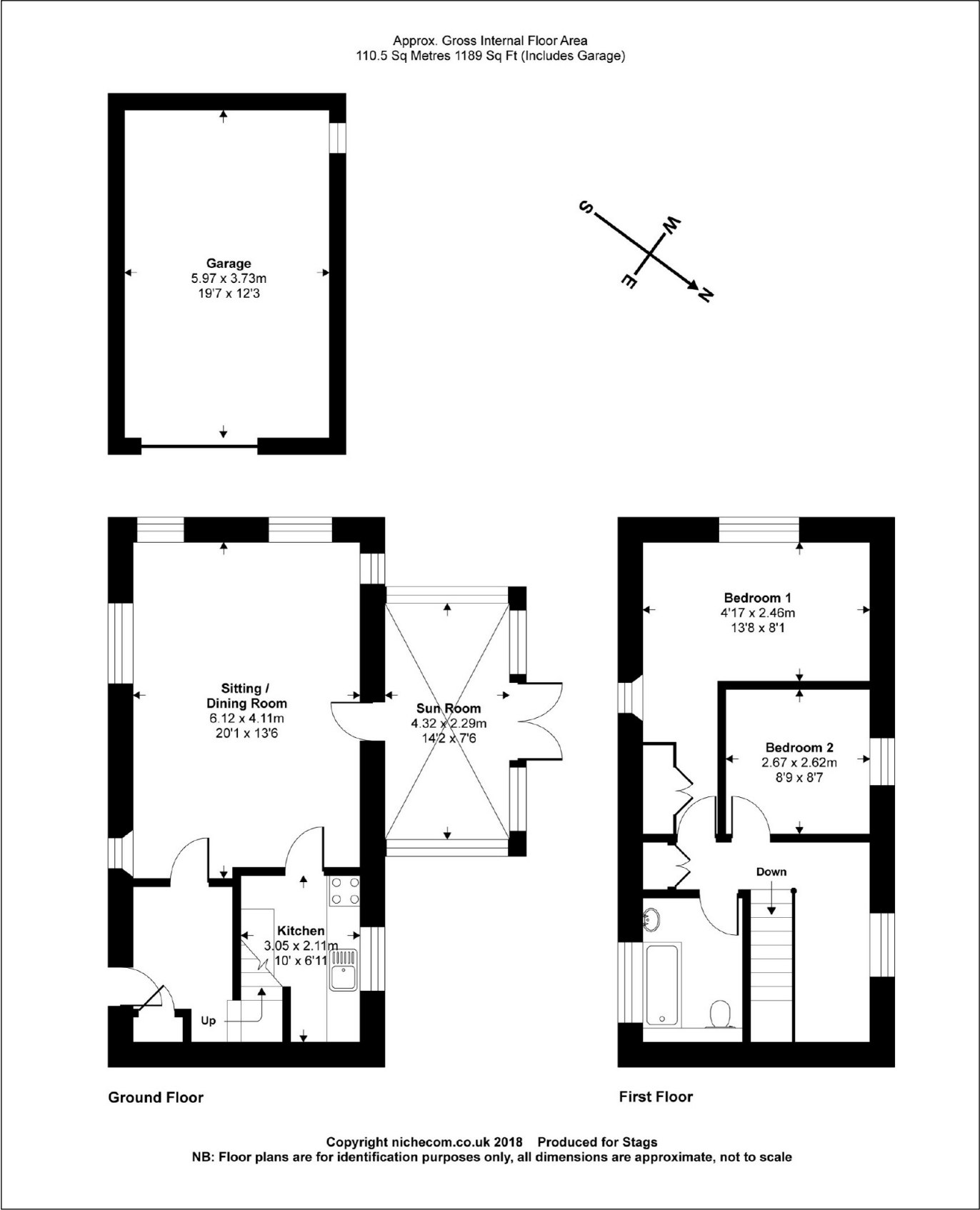
Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From the A30 at Sourton Cross, take the A3079 road north towards Holsworthy. Proceed for approximately 15 miles passing through the village of Halwill Junction and at Morcombe Cross, turn left posted Ashwater. Ignore the left and right hand turnings passing Moorhay and Arscott Farms on the right hand side. Go over a small bridge and the entrance to Forda Farm will be on your right. Continue along the private drive, keeping to the right and the property is the last on your right hand side.

From Launceston, take the A388 towards Holsworthy. Follow this road for approximately 8 miles, passing the turning to Ashwater and take the next right hand turning signposted to Ashwater, Halwill and Blagdon Manor. Follow this road for 2 miles to Sandymoor Cross and proceed straight over. Take the left hand turning after half a mile to Hollacombe. Pass over the crossroads and the entrance to Forda Farm is the next turning on the left.





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Energy Efficiency Rating	
Current	Potential
	104
England & Wales	
EU Directive 2002/91/EC	