



mansbridgebalment

ASHWATER

Guide £475,000



THE COACH HOUSE

Old Rectory Lane, Ashwater, Beaworthy EX21 5EL

*Superbly presented detached former coach house
in a peaceful hamlet a short distance from the popular village of Ashwater*



Three/Four Bedrooms & Two Bathrooms
Sitting Room, Dining Room & Conservatory
Country-Style Kitchen
Private & Level Garden
Countryside Views

Guide £475,000



**Unit 17 Charter Place,
Red Lion Yard,
Okehampton,
Devon,
EX20 1HN**

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SITUATION AND DESCRIPTION

A superbly-presented, detached former coach house, with generous gardens, large outbuilding/garage/workshop and parking, situated in a small, peaceful hamlet, a short distance from the pretty and popular Devon village of Ashwater. The property offers excellent views over the adjoining countryside and beyond.

Ashwater is a small picturesque village which offers convenient access to Launceston, Okehampton, Holsworthy and Tavistock. The village was voted Best Kept Village in 2014 and has a strong local community, with numerous events, clubs and societies and a monthly village newsletter. There are several local amenities including a Primary School, Parish Hall, Church and Chapel and also the well regarded Village Inn Country Pub and Restaurant. There is also a General Store and Post Office which is open seven days a week. There is a public footpath nearby to the property, which offers a short walk in to the village centre, without having to walk on a road.

The Coach House is a highly-impressive property, which dates back to the 17th century, when it was used as the coach house to the nearby Rectory. The property is not listed and was converted to a residential dwelling in 1976. The accommodation is spacious, light and beautifully presented throughout and offer lovely countryside views from many of the rooms. To the outside are extensive gardens, which border open fields to two sides, again offering views of the open countryside from all parts of the garden. There is off-road parking via two parking areas and also a garage, with up and over door, power and lighting. There is a further array of outbuildings, including a workshop and two store rooms, which offer a multitude of uses to the prospective purchaser. In recent years, the sellers have undertaken an extensive program of improvements including: new central heating system with combi boiler and LPG storage tank; update to the electric system; new bespoke kitchen with integrated appliances; new bathroom with high-quality Perrin & Rowe and Burlington sanitaryware; new floor coverings throughout; complete internal and external redecoration; new front door and latch and brace doors on the first floor; extensive tree surgery, hedge-planting and fencing within the grounds.

We are delighted to be appointed as sole agents for the sole of this excellent property, which viewing is essential to appreciate the quality of the property, the gardens and the views to adjoin countryside.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

ENTRANCE HALL

Recently replaced entrance door with courtesy light, leading to an attractive and welcoming entrance hall; radiator; loft hatch; doors to:-

SHOWER ROOM

7' 9" x 6' 2" (2.37m x 1.9m)

Window to front; low level WC; wash handbasin set in vanity unit; corner shower cubicle with electric 'Selectronic' shower; radiator; wood panelling to half height; recently-updated wall mounted LPG boiler.

BEDROOM FOUR/SNUG

11' 0" x 11' 8" (3.36m x 3.58m)

A multi-purpose room, which offers ground floor bedroom facilities with adjoining bathroom. Two windows to front, one with window seat; radiator; wood panelling to half height; exposed ceiling beam.





SITTING ROOM

26' 8" x 13' 10" (8.14m x 4.23m)

A superb 'Wow factor' room with two windows overlooking garden and countryside views; double doors to conservatory; a spiral staircase leads to the first floor; woodburner on raised slate hearth with painted exposed-stone back wall; exposed painted ceiling beams; radiator.

CONSERVATORY

10' 9" x 9' 8" (3.3m x 2.96m)

A lovely addition to the property, with superb views over the garden and surrounding countryside; double doors to side; radiator.

DINING ROOM

14' 11" x 12' 4" (4.55m x 3.76m)

Two windows to rear with views over garden and surrounding countryside; radiator; exposed ceiling beams; built-in shelving and cupboard; built-in unit housing with space for fridge/freezer; cupboard with electric fuse box. Archway leading through to:



KITCHEN

11' 11" x 11' 0" (3.65m x 3.36m)

A recently-updated, delightful country-style kitchen offering a dual aspect with window to side and two windows to front; an extensive range of bespoke oak wall and floor-mounted kitchen units; solid oak wood worksurfaces; integrated Bosch washer/dryer; Bosch dishwasher; space for range cooker with Rangemaster extractor hood; radiator; exposed ceiling beams; loft hatch; door to hallway.

FIRST FLOOR:

LANDING

Lovely exposed timber A-frames; radiator; wood panelling to half height; airing cupboard with automatic light and shelving. Latch and brace doors to:

MASTER BEDROOM

14' 10" x 13' 5" (4.53m x 4.09m)

Window to side and feature oval window to rear with garden and countryside views; lovely exposed timber A-frames; built-in storage cupboard to each side of bed and overhead storage, further storage with hanging space; two radiators.

STUDY/BEDROOM THREE

10' 11" x 5' 6" (3.34m x 1.69m)

Feature oval window to rear; radiator; part exposed timber A-frame.

BEDROOM TWO

13' 9" x 7' 6" (4.21m x 2.3m)

Dual aspect window to side; feature oval window to rear with countryside views; part exposed timber A-frame; radiator.

BATHROOM

10' 2" x 6' 10" (3.12m x 2.09m)

Window to side; a high quality, recently- updated bathroom suite, comprising Perrin & Rowe WC, Perrin & Rowe pedestal wash handbasin, a Burlington roll-top claw footed bath with Victorian tap and shower attachment and drench shower; extensive tiled walls; part exposed timber A-frames; radiator.





OUTSIDE:

The property is approached via a quiet country lane, leading to an off-road parking area for two/three cars. There is a working fruit/vegetable garden with greenhouse and stream running to side. Beyond this is a large:-

OUTBUILDING:

A sizeable outbuilding, offering a multitude of uses, currently divided and used as follows:-

LOG STORE

8' 0" x 7' 1" (2.45m x 2.18m)

With flagstone flooring and lighting connected.

STORE

17' 10" x 14' 9" (5.45m x 4.5m)

Power and lighting connected; window with view. Currently used as storage. Ideal for office/studio.

GARAGE

20' 2" x 18' 6" (6.16m x 5.65m)

Up and over door; power and lighting connected; door and window to rear. With gravelled parking area to front for two/three vehicles.

WORKSHOP

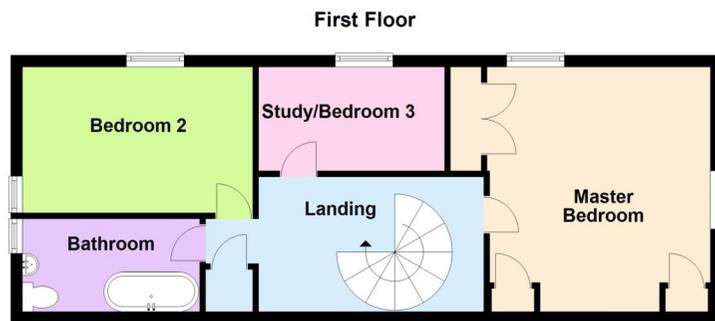
28' 6" x 7' 1" (8.7m x 2.17m)

With power and lighting connected.

GARDENS

To the front of the property is a gated gravelled courtyard, which is a sun trap and thus makes for a pleasant and private seating area. This area, also could be used as further off-road parking if so desired.

To the rear of the property is a delightful, level and private garden, bordered to two sides by grazing fields and enjoying excellent views of surrounding countryside and beyond. Predominantly laid to lawn, with patio seating area leading off from the conservatory and original cobbled pathways. There are several mature trees, which have undergone recent tree surgery, and a variety of plants shrubs and bushes and laurel hedging. A summerhouse and gravelled seating area, both provide lovely seating areas and there is a small stream running to one side of the garden.



FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2019 Plan produced using PlanUp.



SERVICES

Mains electricity, mains water, private drainage. LPG Central heating.

OUTGOINGS

We understand this property is in band 'E' for Council Tax purposes.

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

DIRECTIONS

For SAT NAV, please the property postcode: EX21 5EL.
 From the centre of Ashwater village, with the Village Inn public house and village green on your left hand side, please take the road to right and turn immediately right, signposted to Clawton and Holsworthy. After approx. a quarter of a mile, take the next turning right at Longlands Cross, signposted Quoditch and Halwill. Then, take the next turning right (with a public footpath sign), and then take the first turning left, where the property will be found on the left hand side.

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*** PL19, PL20, EX20**