



Sunnyside



Sunnyside Ashmill

Ashwater, Beaworthy, Devon, EX21 5HA

Ashwater 0.5 miles - Launceston 9.6 miles - Holsworthy 7.4 miles

An exciting opportunity to purchase a substantial property within this popular hamlet and benefitting from equestrian facilities.

- Popular Hamlet Position
- 5 Bedroom Semi-Detached House
- Approximately 2.6 Acres
- Range of Outbuildings & Stables
- Beautiful Garden
- Off Road Parking
- Freehold
- Council Tax Band: D

Offers In Excess Of £425,000

SITUATION

The property lies within the hamlet of Ashmill, which is a short distance from the village of Ashwater. The village offers a public house and an ancient Grade I listed church with an attractive stone tower. In addition to this is the Ashwater village hall and community shop/post office. The nearby market town of Holsworthy provides a comprehensive range of leisure, educational, health and shopping facilities including a Waitrose store and what is recognised as one of the leading livestock markets in the South West. Further leisure and shopping amenities are available in the nearby towns Launceston and Okehampton.

The rugged North Devon and North Cornwall coasts are within easy reach, along with Dartmoor National Park and Roadford Lake offering numerous recreational opportunities nearby. The A30 dual carriageway can be joined at Broadwoodwidger connecting Launceston and Okehampton and providing a further link between the cathedral cities of Truro and Exeter. Exeter offers an international airport, mainline train services to London Paddington and access to the national motorway network.

DESCRIPTION

A generous 5 bedroom semi-detached house of part cob and part brick construction, offering a range of outbuildings, stabling and extending in all to just over 2.6 acres.



ACCOMMODATION

The front door leads into the entrance hall with stairs rising to the first floor and access into the two reception rooms.

The sitting room enjoys an aspect to the front and a feature fireplace. The dining room is currently used as a sitting room with an exposed beamed ceiling, a door to the front and benefits from a fireplace housing a multifuel burning stove.

The kitchen comprises a range of wall mounted cupboards, base units and drawers, inset sink, space for appliances and access into a useful store room.

From the kitchen a door leads into a generous boot room/utility with a further range of cupboards, sink, space for a range cooker and a useful store room.

The first floor offers a landing, 5 bedrooms and a bathroom with a bath, WC and a wash hand basin.

Bedroom 1 is a lovely double bedroom which enjoys a view to the front over the hamlet.

OUTSIDE

The property offers a range of outbuildings which include a traditional stone barn, timber workshop and a stable block with two stables just off the generous yard with hardstanding which is accessed via two driveways, provides parking for numerous vehicles and leads up to the land above.

The gardens are positioned on the opposite side of the road from the main house and is predominantly laid to lawn with two greenhouses, timber shed and a range of productive vegetable beds.

In all the property extends to approximately 2.6 acres.

SERVICES

Mains electricity and water, private drainage via a sewerage treatment plant. Electric storage heaters and multi fuel burning stoves. Hot water provided via an emersion heater and back burner connected to one of the multifuel stoves. Broadband availability: Superfast and Standard ADSL. Mobile Signal coverage: Voice and Data unavailable (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

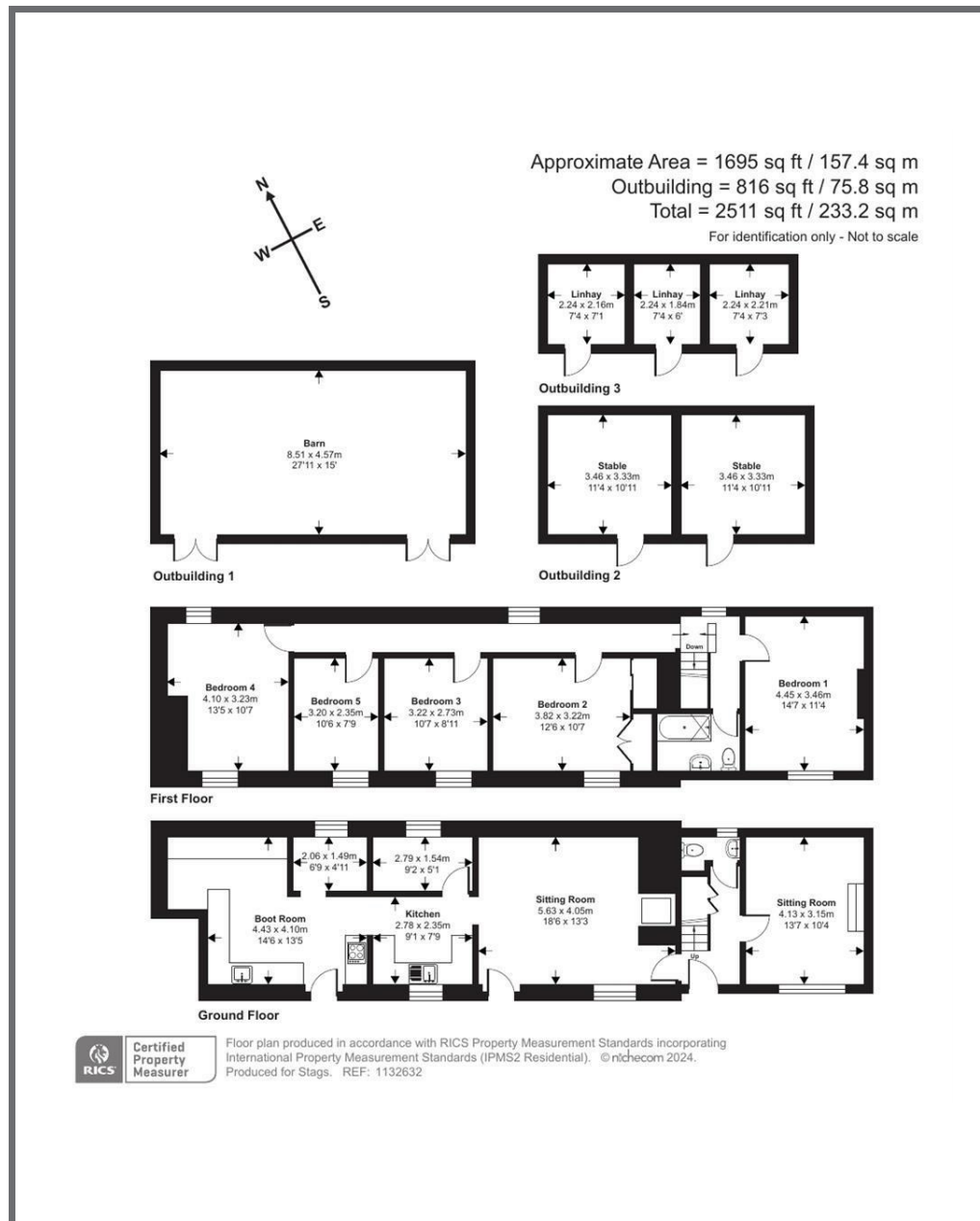
From the centre of the village of Ashwater at the village green, continue in a westerly direction, signposted to Ashmill and Broadwood. Continue for 0.5 miles and upon reaching Ashmill, the property will be found on your left shortly before you reach the T-junction, clearly identified by a Stags For Sale board.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		35	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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