



Firhill



Firhill

Ashwater, Beaworthy, Devon, EX21 5EY

Holsworthy - 7.6 miles Launceston - 9.7 miles Bude - 17 miles

Built around a superb and spacious galleried landing, this 3 double bedroom (1 ensuite) highly individual detached village home needs to be viewed to be fully appreciated.

- Detached 3 double bedroom (1 ensuite)
- Sitting room with multi-fuel stove
- Generous kitchen/breakfast room
- Air source and underfloor heating
- Freehold
- Impressive galleried landing
- Central formal dining room
- Integral garage, parking and rear garden
- No Chain
- Council Tax Band: E

Guide Price £460,000

SITUATION

The property occupies a pleasant position near to, and with views over the village green. Ashwater is a thriving rural community on the Devon/Cornwall border benefitting from a well-regarded primary school, parish church, village hall, a village pub set on the green, whilst the nearby market town of Holsworthy offers a comprehensive range of amenities including a Waitrose supermarket, doctors, dentists and veterinary surgery together with primary and secondary schooling. The historic town of Launceston is within easy reach and offers a further selection of shops, supermarkets, educational facilities and leisure amenities, together with convenient access to the A30, providing excellent links to Cornwall, Exeter and beyond. Bude, and its sandy beaches are approximately 17 miles distant and Dartmoor also within range, both offering a great choice of walking.

DESCRIPTION

A deceptively spacious detached village residence, thoughtfully designed around an impressive galleried landing and offering well balanced family accommodation, attractive gardens, garage and parking, situated within the sought after rural community of Ashwater and is available with no onward chain.

Constructed in 2004 of timber frame with brick and block, and a natural slate roof, this individual detached home offers surprisingly spacious and well planned accommodation, centred around a striking galleried landing that creates a wonderful sense of space and light throughout the property. The thoughtful internal design allows the bedrooms to flow naturally around the central landing, creating a home ideally suited to family living. The property further benefits from a lovely conservatory and air source central heating, with underfloor heating in the front entrance, kitchen and utility beneath attractive slate flooring, whilst the first floor is served by radiators. All windows are fitted with uPVC double glazing.



ACCOMMODATION

A welcoming entrance lobby provides access to the principal accommodation and is served by a cloakroom/WC. The generously proportioned utility room offers an excellent range of additional storage units and provides internal access to the garage.

The kitchen/breakfast room is a particularly impressive space, of an interesting curved bay shape, fitted with a comprehensive range of units and offering ample room for a central family dining table. A highly practical walk-in larder adds valuable storage.

At the heart of the home, the formal dining room enjoys a central position beneath the impressive galleried landing, creating an attractive focal point to the property. The sitting room is a comfortable and inviting space, featuring a multi-fuel stove set in a marble fireplace, enjoying direct access to the rear garden and the conservatory is an ideal place to relax and unwind.

An oak staircase rises from the dining room to the first floor galleried landing, where numerous skylights flood the space with natural light, with ample space here to use as a study area, if needed. The principal bedroom is particularly well appointed, being triple aspect and benefiting from a walk in wardrobe and an en-suite shower room. There are two further double bedrooms, together with a stylish and well presented family bathroom. Bedroom two has a delightful Juliet balcony overlooking the garden and fields beyond, while bedroom three benefits from built-in storage.

OUTSIDE

To the front of the property, a private driveway provides parking for approximately three vehicles and leads to the integral single garage, fitted with an automatic up-and-over door.

The rear gardens have been designed with ease of maintenance in mind and enjoy a pleasant sunny aspect throughout the day. Laid principally to gravel, patio and lawn, the gardens are interspersed with a variety of mature shrubs and colourful perennials, creating an attractive setting for outdoor relaxation and entertaining.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

SERVICES

Main electricity, water and drainage. Air source central heating and underfloor heating on the ground floor, multi-fuel burning stove. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

DIRECTIONS

From the A30 take the exit signposted Broadwoodwidge and turn left, continue for 5 miles and turn left at the T junction, then taking the next right hand turning signposted Ashwater. In approximately 1.3 miles turn left continuing along this lane for 0.5 miles. As you drive into the village, Firhill will found on the left hand side just after the village green.

What3words -///grove.trunk.either



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.

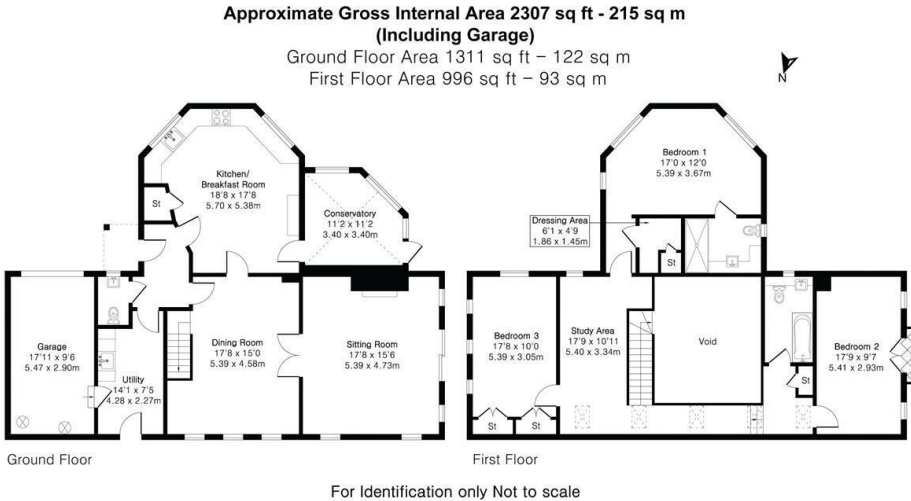


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Kensley House, 18 Western
Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London