



Arscott



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Ashwater, Beaworthy, EX21 5DL

Holsworthy 7.3 miles - Launceston 12.7 miles - Bude 16.2 miles

A most impressive Grade II Listed part thatched residence with over 7 acres of grounds.

- Delightful Rural Setting
- Kitchen/Dining Room
- Snug
- Range of Outbuildings
- Council Tax Band: E
- 3 Bedrooms
- Sitting Room
- Approximately 7.78 acres in Total
- Ample Parking
- Freehold

Guide Price £650,000

## SITUATION

The property is in the heart of North West Devon, just under 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 town of Holsworthy is 7.3 miles away with 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 with a choice of extensive sandy beaches and many miles of cliff walks. Okehampton and the A30 dual carriageway on the northern fringes of Dartmoor National Park are 15.2 miles to the southeast. The area is predominantly noted for its agriculture and forestry and is also a very popular tourist destination.

## DESCRIPTION

A rare opportunity to acquire a charming semi-detached part thatched farmhouse, which is believed to date back to the 17th century and boasts character features throughout. The property extends to approximately 7.78 acres in total with formal gardens, pasture paddocks, woodland and stream, providing a delightful rural retreat.

## ACCOMMODATION

Front door and covered porch lead into a sizeable boot room/utility with flagstone flooring, WC and space for appliances. A door leads into the generous kitchen/dining room with flagstone flooring, a range of base units, cupboards and drawers, inset sink, a "Stanley" range cooker which sits in an inglenook fireplace with original clombe oven, built-in fridge and freezer, LPG hob, space for appliances and an aspect to the front.



From the kitchen a door leads into the deceptively spacious sitting room with a wood burning stove with a stone surround, rural views, beamed ceiling and access to the conservatory with a most pleasant outlook over the garden. The ground floor accommodation is completed by the snug which offers a cosy additional reception room space and benefits from a wood burning stove with a stone fireplace.

The first floor offers a landing with original beams, 3 double bedrooms and a family bathroom comprising; a bath, WC, bidet, wash hand basin and an airing cupboard. Bedroom 1 enjoys a superb outlook over the rear garden and also benefits from an ensuite cloakroom with WC and wash hand basin.

#### OUTSIDE

The property is approached by a long private drive leading to an area of parking for several vehicles in front of a garage.

There is a range of useful outbuildings with the property benefitting from former stables, garage and an adjoining cobb and stone barn, offering excellent scope to convert (subject to the necessary consents).

The grounds are made up of extensive lawned formal gardens with an array of mature trees, shrubs and plants, pasture paddocks, a useful hay barn and woodland adjoining a stream at the southern boundary of the property.

An extensive area of lawn along the drive also benefits from a substantial pond which is left for the local wildlife to enjoy.

#### SERVICES

Mains water and electricity. Private drainage. Oil fired central heating via the Stanley range cooker. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

#### AGENTS NOTE

We understand that the property has a flying freehold above the entrance hall.

#### 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. You will see the entrance to the property on your right, marked as Arscott, continue along this long private drive and the property is at the end.

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These particulars are a guide only and should not be relied upon for any purpose.

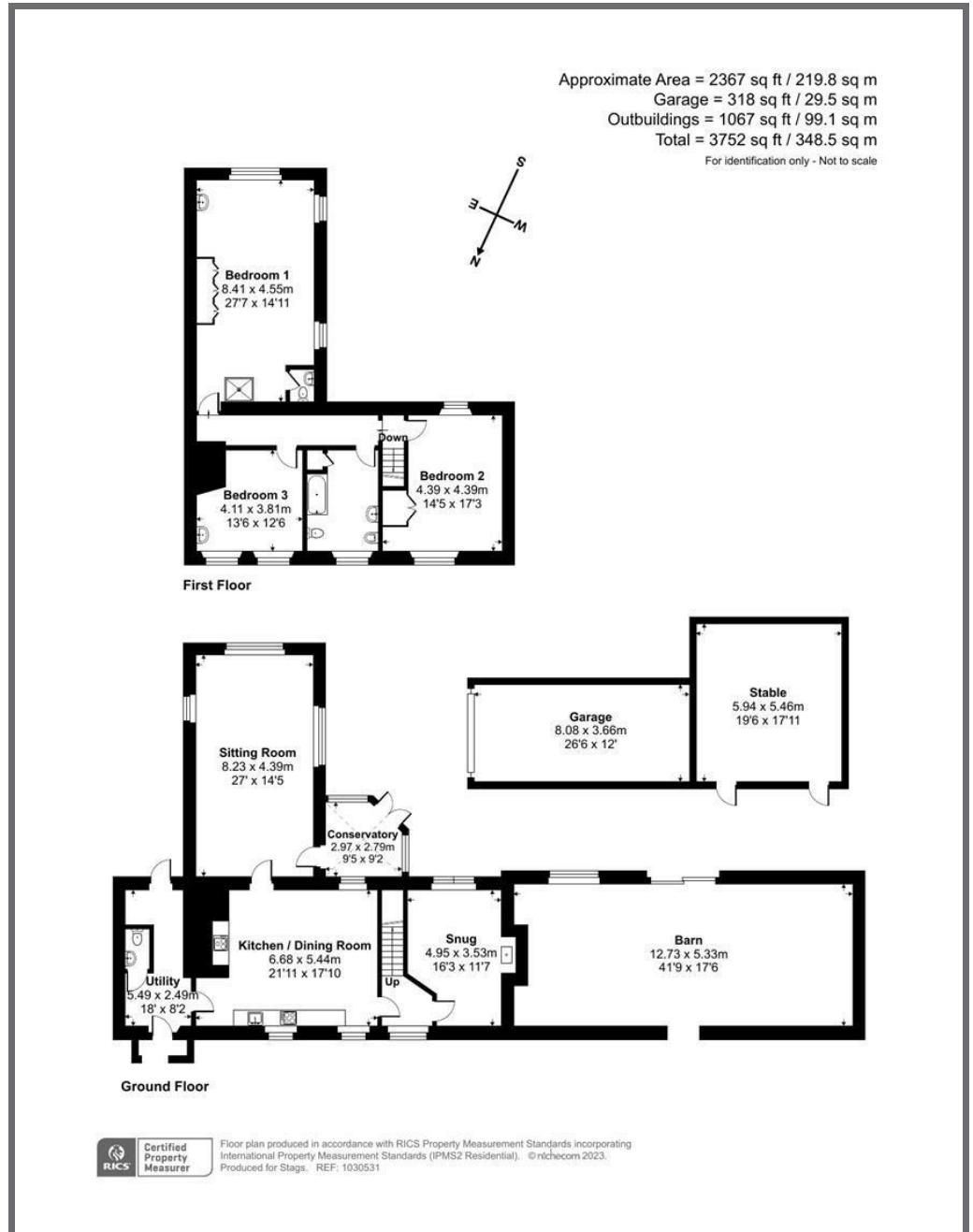


Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (82 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	27
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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