



Lower Beckett House



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Ashwater, Beaworthy, EX21 5HE

Ashwater 2.7 miles – Holsworthy 8.9 miles – Okehampton 13.5

A most impressive detached country residence, set within just over 2 acres and enjoying an idyllic rural position.

- No onward chain
- Approximately 2.07 acres in all
- Generous accommodation throughout
- Garage & Outbuilding
- Freehold
- 5 bedrooms
- 3 reception rooms
- Delightful gardens throughout
- Off road parking
- Council Tax Band: F

Guide Price £575,000

SITUATION

The property is located approximately 2.7 miles from the village of Ashwater with a public house and primary school. Roadford Lake, with its delightful walks and wide range of leisure facilities, is approximately 3.6 miles from the property. The market town of Holsworthy is situated 8.9 miles away with facilities including a supermarket, doctors, dentist and veterinary surgery, together with places of worship, leisure centre and schools.

Okehampton is 13.5 miles offering similar facilities and access to the A30 dual carriageway and rail service to Exeter St. Davids.

DESCRIPTION

The property is a substantial detached home, believed to be of brick construction and dating from around 1920. While it would now benefit from comprehensive modernisation, it presents an excellent opportunity to create a superb family residence.



The substantial accommodation comprises an entrance hall with a WC and boot room, a delightful kitchen/breakfast room with a range of wall mounted cupboards, base units and drawers, built in electric cooker with hob over, LPG bottled gas AGA, inset sink and space and plumbing for appliances.

A door leads through to the dual aspect dining room with a wood burning stove and a further door through to a rear hall with door to rear porch and stairs rising to the first floor.

The sitting room is a charming room with aspects over both the front and rear gardens and houses a decorative feature stone fireplace. The ground floor is completed by a snug/study which offers a perfect space for those looking to work from home and a door into the double garage.

The main area of first floor comprises 4 bedrooms (3 of which are doubles), a family bathroom and an additional shower room. A second staircase from the entrance hall provides access to bedroom five.

OUTSIDE

To the front the property enjoys a generous garden which is laid to lawn with a driveway providing ample off-road parking and leading to a double garage. There is also a useful small outbuilding which provides additional storage.

To the rear the property enjoys a substantial garden which is again, laid to lawn with an ornamental pond, timber shed, greenhouse and a range of fruit trees. The garden extends to an area of paddock and woodland, with the property extending to approximately 2.07 acres in all.

SERVICES

Mains electricity, private water and drainage via a bore hole and self digesting septic tank. Recently installed ground source heat pump and solar panels with new radiators and hot water tank, wood burning stove. Broadband availability: superfast and standard ADSL, Mobile signal coverage: voice and data limited availability (Ofcom). Please note the agents has not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

What3words.com: ///campsites.rules.helpfully



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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		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area 2527 sq ft - 235 sq m
(Including Garage)
 Ground Floor Area 1466 sq ft – 136 sq m
 First Floor Area 1061 sq ft – 99 sq m

Ground Floor First Floor

For Identification only – Not to scale

PINK PLAN

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.