



**Carey Cottage, Ashmill,  
Ashwater, Beaworthy, Devon, EX21 5HA**

Guide Price £365,000 Freehold







## A charming Grade II Listed cottage in a rural hamlet and offered with no onward chain

- 2 Bedrooms
- Kitchen
- 29' (9m) Lounge/Dining Room
  - Downstairs Cloakroom
  - Off Road Parking
  - Garden
- Off Lying Garden with River Frontage
  - Council Tax C

**SITUATION** Located on the edge of the hamlet of Ashmill on the outskirts of the picturesque village of Ashwater with its popular pub, the Village Inn, primary school and modern village hall with community run post office/general store catering for day-to-day needs. A more comprehensive range of shopping facilities can be found at either Holsworthy (7 miles) or Launceston (9 miles). The South West Water showpiece reservoir at Roadford Lake is 3 miles away and offers a wide range of outdoor pursuits throughout the year to include sailing, fishing and walking.

The A30 can be accessed just over 6 miles away at Broadwoodwidge, which provides access to the Cathedral City of Exeter with its mainline railway station serving London Paddington, access to the M5 and an international airport.

**DESCRIPTION** An attractive detached cottage believed to have been built some 200 years ago of stone and cob construction, which is presented in good order throughout, and successfully combines modern and period features.

The accommodation is illustrated on the floorplan and briefly comprises: stable door in to the triple aspect kitchen with vaulted ceiling, a range of base and wall mounted units with wooden worktops, inset ceramic 1½ bowl sink, 5-ring LPG hob with extractor over, built in double oven, oil fired Rayburn, space and plumbing for dishwasher and space for fridge/freezer. Steps up to the split-level lounge/dining room with underfloor heating, feature fireplace with cloam oven housing a multi-fuel burner, door to front, access to the rear porch with cloakroom and door to the rear garden, stairs to the first floor





and stairs to a mezzanine level which would make an ideal study/snug. Off the lounge is the utility room with oil fired boiler, space and plumbing for washing machine and door to the front.

To the first floor there are two double bedrooms, both with windows to the front and one with a feature fireplace, and a family bathroom comprising a roll top bath, walk-in shower, WC and sink.

**OUTSIDE** Approached from the road via double wooden gates is a gravelled area providing parking for 2 to 3 vehicles. The rear garden has well defined boundaries and split into 2 lawned areas. There are 2 patio areas, ideal for al fresco dining, useful storage shed, outside power points

and water taps.

There is a small enclosed off lying river garden enjoying frontage onto the River Carey and providing a most pleasant and tranquil area. This area of garden extends to 0.2 of an acre.

**SERVICES** Mains water and mains electricity. Private drainage (treatment plant shared with 1 other property). Oil fired central heating. LPG for hob. Council tax band C. Broadband: Connected. Mobile phone coverage: visit Ofcom website. Please note the agents have not inspected or tested these services.

**AGENT'S NOTE** The external garden pictures were taken in the summer 2024.

**VIEWINGS** Strictly by prior appointment with vendor's appointed Agents David J Robinson Estate Agents and Auctioneers.

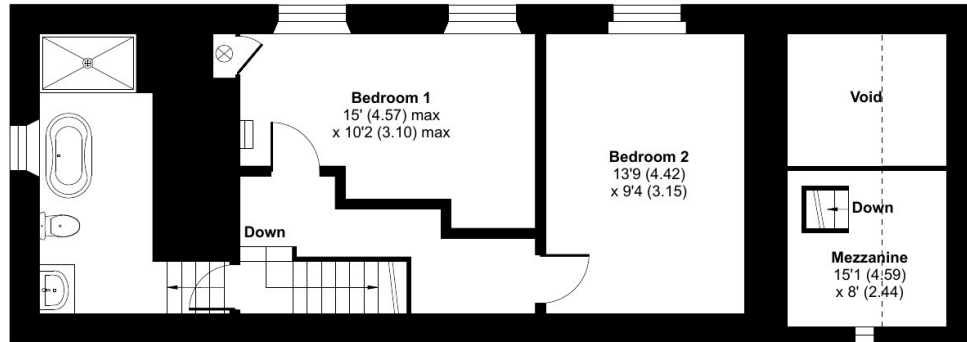
**DIRECTIONS**

Sat Nav: EX21 5HA

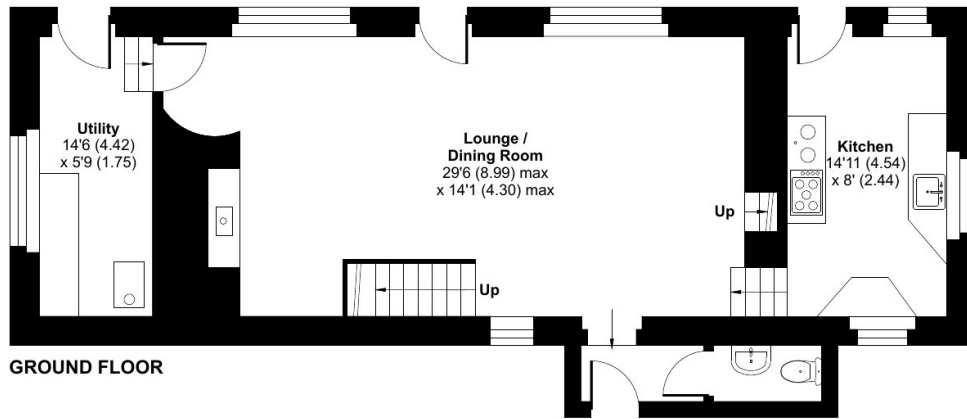
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Approximate Area = 1254 sq ft / 116.5 sq m  
Limited Use Area(s) = 26 sq ft / 2.4 sq m  
Total = 1280 sq ft / 118.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1221456

For more information or to arrange a viewing, please contact us:

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