



**STAGS**

The Coach House





# The Coach House

Old Rectory Lane, Ashwater, Beaworthy, EX21 5EL

Launceston (A30) 10 miles Holsworthy 7 miles Bude 16.5 miles

- Sitting Room and Conservatory
- Kitchen/Breakfast Room with Rayburn
- Dining Room
- 3 Bedrooms
- Study/Bedroom 4
- Bathroom and Shower Room
- Garden with Summer House
- Garage, Workshop and Parking

**Guide price £395,000**

## SITUATION

The property lies in a semi-rural position on the edge of the village of Ashwater. Around the village green is a public house and 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 nearby Launceston and Okehampton.

The rugged North Devon and North Cornwall coasts are within reach, with Dartmoor National Park and Roadford Lake offering numerous recreational opportunities nearby. The A30 dual carriageway can be joined at Broadwoodwidge, Launceston and Okehampton providing a 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 detached 3 / 4 bedroom house with character features, workshop, garage and delightful garden overlooking open countryside.



Detached converted former Coach House situated in a semi rural location with countryside view







## ACCOMMODATION

The spacious accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: An entrance hall with beamed ceiling and a door through to the kitchen/breakfast room which has eye level wall cupboards, base units and drawers, inset single drainer sink, built in electric cooker with a hob over, space and plumbing for a washing machine and space for a fridge/freezer. An oil fired Rayburn supplies additional cooking and heating to several rooms on the ground floor. An opening leads through to the dining room with dual aspect windows overlooking the rear garden, beamed ceiling and space for an electric fire. Door to the good sized sitting room with stairs leading up to the first floor, a woodburning stove on slate hearth, dual aspect windows and double doors through to the conservatory which overlooks the rear garden. From the hallway there are doors to a study/bedroom 4 and a shower room.

The first floor comprises a spacious landing, family bathroom and 3 bedrooms, with the master bedroom having built in wardrobes.

## OUTSIDE

As you approach the property from a country lane, there is off road parking for two vehicles, an area of lawn with hedge borders and access to the garage and workshop. There is additional parking in front of the property which is approached from the lane via a wooden gate.

To the rear, the property has a stone and patio area ideal for alfresco dining. The garden is laid to lawn with a range of shrubs, plants, trees, a summer house, hedge borders and a stream inside the northern boundary.

## SERVICES

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

## VIEWING

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

## DIRECTIONS

From Launceston take the A388 towards Holsworthy, passing through the village of St Giles on the Heath and Chapmans Well. Continue on this road for approximately one mile. Turn right at Mount Lane Cross signposted Henford and Ashwater. On arriving in the village of Ashwater, take the left hand turning signposted Clawton and Holsworthy. Continue along this road taking your first right hand turning to Quoditch and Halwill and then turning right again into an unmarked lane. Follow this lane, bearing left where The Coach House will be found on the left.







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



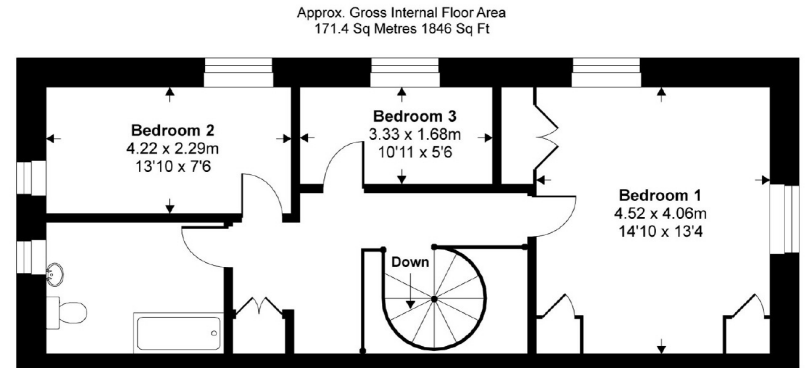
Stags

Kensey House, 18 Western Road,  
Launceston, Cornwall, PL15 7AS

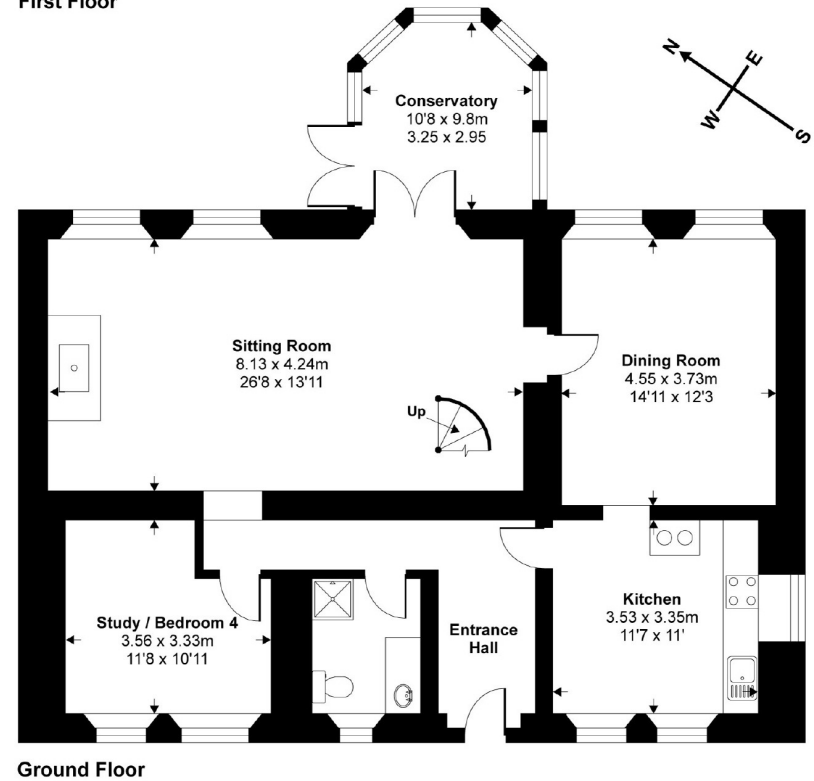
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Energy Efficiency Rating		Current	Potential
More energy-efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	17	70
Not energy-efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale