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Ashmansworthy,
Woolsery, Bideford, EX39 5RE

Detached 5 bedroom farmhouse set in generous South facing gardens with a range of useful outbuildings.

Woolsery 2.3 Miles, Bideford 12.6 Miles, North Devon Coast 4.2 Miles

• Detached farmhouse • 5 Bedrooms and 2 Bathrooms • 3 Reception rooms •
Annexe potential • South facing gardens • Outbuildings • Gardens & ample
parking •

Guide price £440,000

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SITUATION & AMENITIES

The hamlet of Ashmansworthy is located approximately 2.3 miles of the popular village of Woolsery (Woolfardisworthy). The village offers an excellent range of amenities including primary school, local shop/Post Office, garage, church and village hall. In 2015, the village became famous worldwide after a Californian based internet entrepreneur with family links to the village purchased the derelict former village pub and manor house, which they are currently in the process of renovating. Once complete will become a boutique hotel and gastro pub, together with the popular fish and chip shop that re-opened in 2016. The rugged North Devon Coastline is within easy access approximately 4 miles away at the pretty village of Bucks Mills, as well as some superb walks over National Trust land.

The port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of amenities including various shops, banks, butchers, bakeries, pubs, restaurants, cafes, places of worship, schooling for all ages (public and private) and five supermarkets. There is also access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple.

The regional centre of Barnstaple is approximately 20 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to

the motorway network at junction 27 of the M5 or via rail and the Tarka Line.

DESCRIPTION

This is an opportunity to acquire a well presented, period farmhouse set in a quiet rural hamlet of Ashmansworthy, a short distance away from the popular village of Woolsery. The property offers adaptable, spacious and "Tardis like" accommodation comprising modern yet characterful kitchen/breakfast room, dining room, sitting room and useful reception hall linking all three rooms. Also, on the ground floor is a double bedroom with an en-suite bathroom, currently is a fifth/guest bedroom but is ideal for a dependant relative who struggles to climb stairs or could be incorporated with the sitting room and an internal hall to create a self contained annexe or holiday let if required.

On the first floor, there are four further bedrooms with family bathroom and countryside views that can be enjoyed from the majority of the rooms. The property sits within a generous plot with south facing lawned gardens and extensive parking to the front and a useful outbuilding offering tremendous potential for a variety of uses (subject to any necessary planning permissions). The grounds amount to just over half an acre. The accommodation with approximate dimensions is more clearly identified on the accompanying floorplan, but comprises:



ACCOMMODATION

Entrance via hardwood door into entrance hall with tiled flooring and doors that lead into an internal hallway and into the reception hall. The reception hall has a window to the front and a wide opening into the dining room and door into the kitchen/breakfast room. The dining room has a window the rear, fireplace with wood burning stove and walkway leading to the front porch, stairs that lead to the first floor and door to the sitting room. The cosy sitting room has a large inglenook fireplace with wood burning stove, under stairs storage cupboard and french style patio doors leading to the rear garden.

The kitchen/breakfast room is the hub of the house with triple aspect windows and french style patio doors making this room feel light and airy. There is a extensive range of modern floor kitchen units and splash backs. There is a space for fridge/freezer, electric oven, plumbing for a washing machine and oil fired range. From the internal hallway, a door leads to the fifth bedroom with window to the front and door to the en-suite bathroom comprising of panelled bath with shower over, vanity unit wash hand basin and low level WC. From the first floor landing doors lead into the family bathroom and four further bedrooms, three of which have built in wardrobes.

OUTSIDE

The gardens are mainly south facing, private and enclosed, laid to lawn with established borders, a variety of trees,

shrubs, flowerbeds, vegetable plots, greenhouse and good size storage sheds.

To the front of the property, there is laid to stone gravel, extensive parking and a series of useful outbuildings including an L-shaped workshop measuring 29'0 x 27'0ft. Located at the end of the workshop there is a stable which measures 13'0 x 12'6ft which has rubber matting flooring. 2 stores which measure 7'0 x 6'0ft and 1 store which measures 10ft x 6ft.

DIRECTIONS

From Bideford, proceed along the A39 towards Bude and at Bucks Cross turn left towards Woolsery. Follow this road to the village. At the T junction, turn left opposite the school. Drive out of the village, passing the village hall on your right and then take a sharp left (Do not turn left) but drive straight on. After approximately 1 mile you will pass a red telephone box on your left. Drive on up the hill where the entrance to the property can be seen as the first on the left past the left turn to Dipple.

LOCAL AUTHORITY

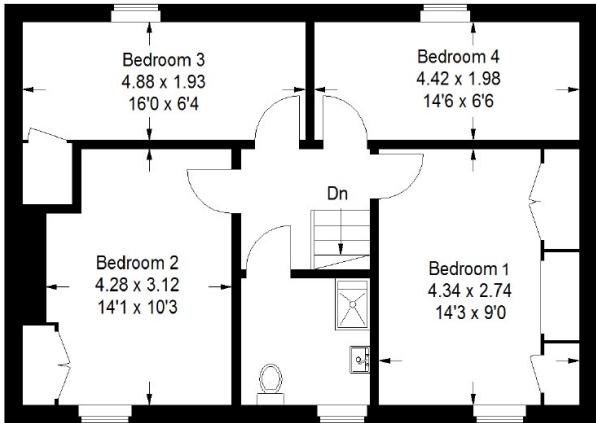
Torridge District Council, Riverbank House, Bideford, North Devon, EX39 2QG. Tel: 01237 428700.

SERVICES

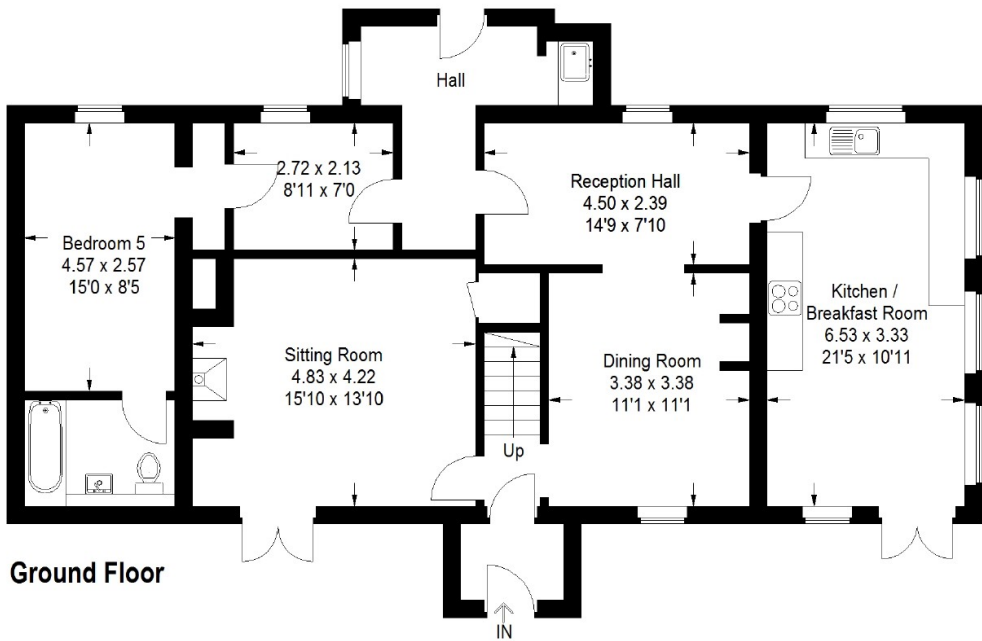
Mains electricity and water supply. Oil fired central heating. Private drainage.



Approximate Gross Internal Area = 175 sq m / 1884 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	