



Kennel Cottage

Kennel Cottage, Germansweek, Beaworthy, EX21 5AQ



Roadford Lake - 4 miles A30 - 5.5 miles
Launceston 11 miles

Set in 0.22 of acre of level gardens backing onto Witherdon Woods, this 1 bedroom single storey conversion has potential to extend, subject to p/p, and is offered with no onward chain.

- Detached single-storey outbuilding conversion
- Idyllic rural setting close to Roadford Forest and Lake
- Open-plan kitchen/living room
- Double bedroom and modern bathroom
- Potential to extend, subject to the necessary consents
- Generous, level gardens of 0.22 of an acre
- Ample parking and a timber garage/store
- Backdrop of extensive forestry land providing privacy
- Freehold
- Council Tax Band: A

Guide Price £250,000



SITUATION

The property occupies a peaceful and secluded position in the heart of the West Devon countryside, close to the extensive woodland walking and recreational opportunities afforded by Witherdon Wood, and both Roadford Forest and Lake. The surrounding area is renowned for its natural beauty, with miles of walking, cycling and riding routes available nearby. Despite its tranquil setting, the property remains accessible to the surrounding villages and market towns, making it an ideal permanent residence, holiday retreat or investment opportunity.

DESCRIPTION

Originally forming part of the former manor house estate, the property was converted by our client in 2006 from what were formerly kennels, creating a charming and manageable single-storey home. The accommodation is well presented throughout and benefits from timber double glazed windows and electric heating. The property is offered with the benefit of the existing appliances and furniture, if desired by a purchaser, at no additional value. A particular feature is the generous plot surrounding the dwelling, which, subject to any necessary planning permissions and consents, may offer considerable scope for extension or further enhancement - the garden measures 0.22 of an acre. Constructed from the original bricks, with an internal timber frame, built to building regulations at the time, the property has an insulation in the roof space to keep running costs to a minimum.

ACCOMMODATION

The accommodation is arranged on one level and comprises an open-plan kitchen/living room fitted with a range of matching wall and base units. A selection of appliances will be included within the sale, together with the existing furniture if required. There is a modern bathroom fitted with a white suite and shower over the bath, together with a comfortable double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the gardens.

OUTSIDE

The property is approached over a gravelled

driveway providing ample parking for several vehicles. The gardens extend around the dwelling and are principally laid to lawn measuring just under a quarter of an acre, enclosed by mature boundaries which provide a good degree of privacy. To the rear, the gardens back directly onto extensive forestry land, Witherdon Wood, extending to hundreds of acres, creating a wonderful sense of seclusion and connection with the surrounding countryside. Also situated within the grounds is a useful timber garage/store offering additional storage and workshop potential.

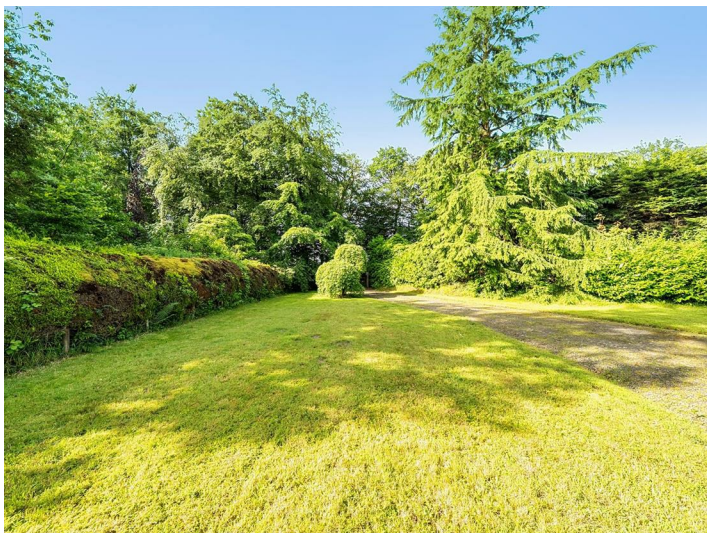
SERVICES

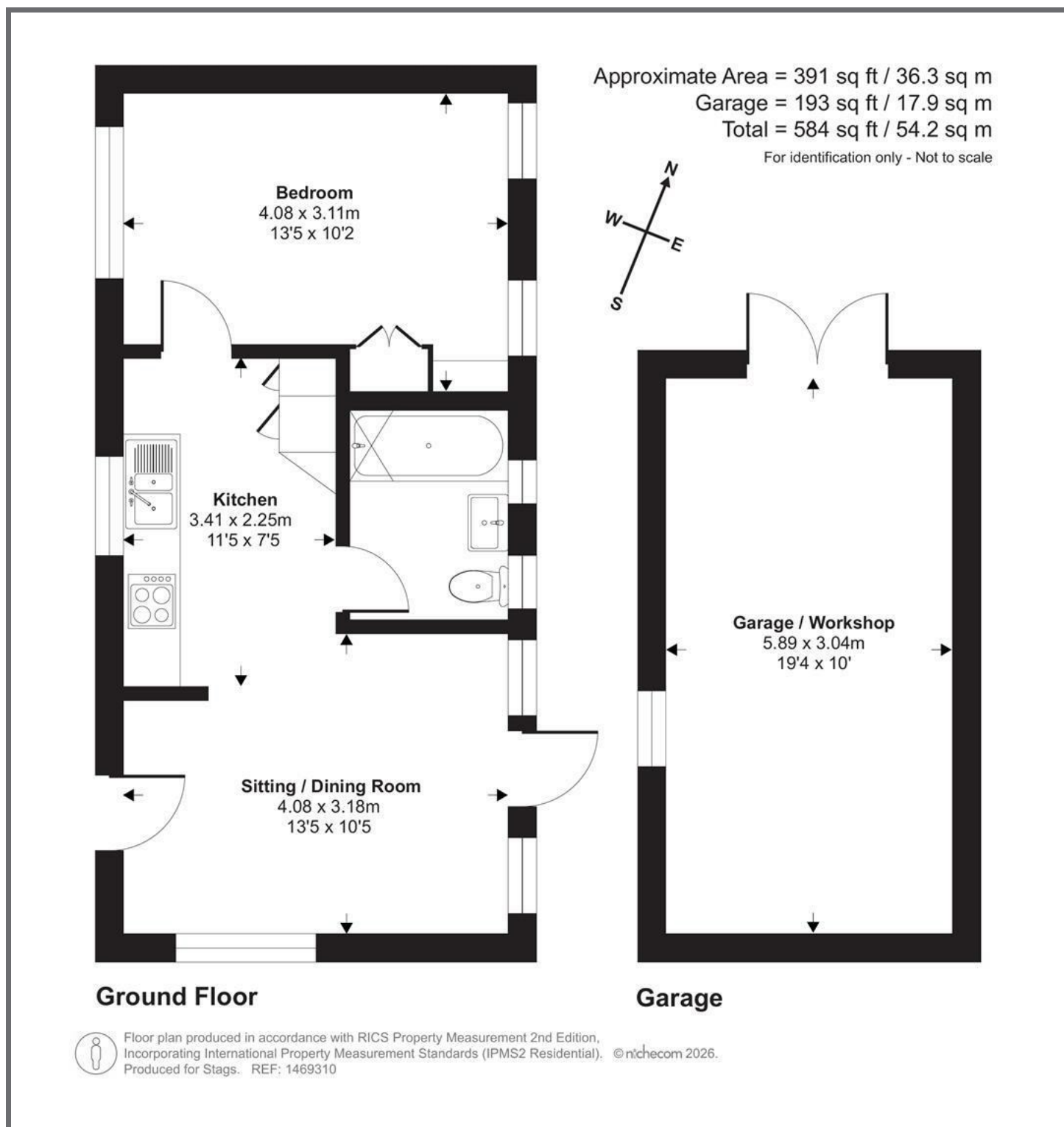
Mains electricity and water. Private drainage - via a septic tank located on the property's own land. There is drainage report sourced by our client quite recently, which is available on request. Electric heating. Broadband availability: Standard ADSL, Mobile signal: voice and data limited availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

DIRECTIONS

From Launceston proceed east on the A30 and take the exit signposted Broadwoodwidge/Roadford Lake. Bear left and head towards Roadford Lake. Just before the lake, turn right signposted Bratton Clovelly, and follow this road and take the left turn signposted Germansweek. Drive until reaching Boldventure Cross and turn left signposted Ashwater. After a little way, the property will be found on the right hand side.

Whatt3words - clincher.limits.lushly





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			44
(55-68) D			
(39-54) E			
(21-38) F			G
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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