

Pine View

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Ashwater, Beaworthy, EX21 5DP

Halwill Junction 2.6 miles - Okehampton 14 miles - Exeter 41 miles

A traditionally built detached 4/5 bedroom chalet style bungalow with equestrian facilities and a barn, extending to approximately 6 acres, enjoying a wonderful rural setting.

- 5 bedroom detached chalet bungalow
- Stable block and multi-purpose barn
- Versatile layout
- No chain
- Freehold
- 6 acres of gardens and land
- Excellent hacking with Cookworthy Forest close by
- Ample driveway parking
- Oil fired central heating
- Council Tax band - E

Guide Price £595,000

SITUATION

The property occupies a rural position between Brandis Corner, with its popular Bickford Arms, and the village of Halwill Junction, whilst enjoying excellent access to some of West Devon and North Cornwall's finest countryside. Of particular appeal to equestrian purchasers, the property backs directly onto Forestry Commission woodland, providing superb opportunities for riding and hacking directly from the property. Further opportunities are available within Cookworthy Forest, whilst the open landscapes of Dartmoor National Park are also within straightforward travelling distance. Halwill Junction provides a useful range of everyday amenities including a general store/newsagent, Post Office, primary school, village pub, fish and chip shop, hairdressers, village hall, playing field and regular bus services. For wider requirements, the market town of Holsworthy is readily accessible as is Okehampton which has 2 railway stations, providing useful rail connections. From the A30 there is convenient access towards Exeter and beyond. The North Cornish coast is also within easy reach, with Bude approximately 10 miles from Holsworthy, offering sandy beaches, coastal walks and dramatic cliff-top scenery.







DESCRIPTION
The property is a traditionally built chalet bungalow offering adaptable accommodation arranged over two floors, together with approximately 6 acres of gardens and adjoining land - this provides considerable scope for keeping horses and ponies, whilst the adjoining woodland gives immediate access to hacking. The stable block and substantial barn further enhance the property's appeal and provide an excellent opportunity for those seeking a smallholding, equestrian base or simply a home with generous outdoor space. To the front, there is an ample driveway providing parking, whilst some the former garage has been incorporated into the house to create a modern en-suite shower room serving the largest ground floor bedroom. Consequently, the garage is no longer suitable for vehicle parking and is currently used for storage and houses the oil-fired boiler and hot water cylinder. The property benefits from oil-fired central heating and UPVC double glazing. Some cosmetic redecoration would be beneficial, providing an opportunity for a purchaser to put their own stamp on the accommodation, with plenty of space around the property, to extend, subject to the necessary consents.

ACCOMMODATION
The living room forms a comfortable reception space and features a wood-burning stove, creating an attractive focal point and leads to the kitchen, which is fitted with matching wall and base units, whilst a further reception room offers useful flexibility as either a second sitting room, dining room or additional ground floor bedroom. There is also a large double bedroom and ensuite plus a further study/bedroom, making the ground floor particularly adaptable for future proofing, families, guests or those requiring home-working space. Stairs rise to the first floor where there are two further double bedrooms, both benefiting from useful eaves storage. One bedroom enjoys a particularly appealing outlook over the stable block and adjoining field, allowing easy observation of horses and other animals from the comfort of the house. A first floor family bathroom completes the accommodation. There is a useful external gardeners w/c.

OUTSIDE
The property is approached over a generous driveway which provides ample parking for cars, trailers and equestrian vehicles. The gardens extend around the house and are mainly laid to lawn. The stable block has water and electricity connected, with lighting also extending through to the adjoining barn. The current arrangement provides two loose boxes and two tack rooms, although there is scope for the stables to be reconfigured to provide up to four loose boxes, if required. One of the boxes is particularly generous in size and would be suitable for foaling. The substantial barn provides an excellent multi-purpose space, suitable for storage, workshop use, feed and machinery storage, or further equestrian requirements. A number of the items currently housed within the barn could be included in the sale, subject to agreement.

SERVICES
Main electricity and water. Private drainage via a septic tank installed in 2025. Oil fired central heating. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING
Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS
What3words - ///wedge.flippers.etchings







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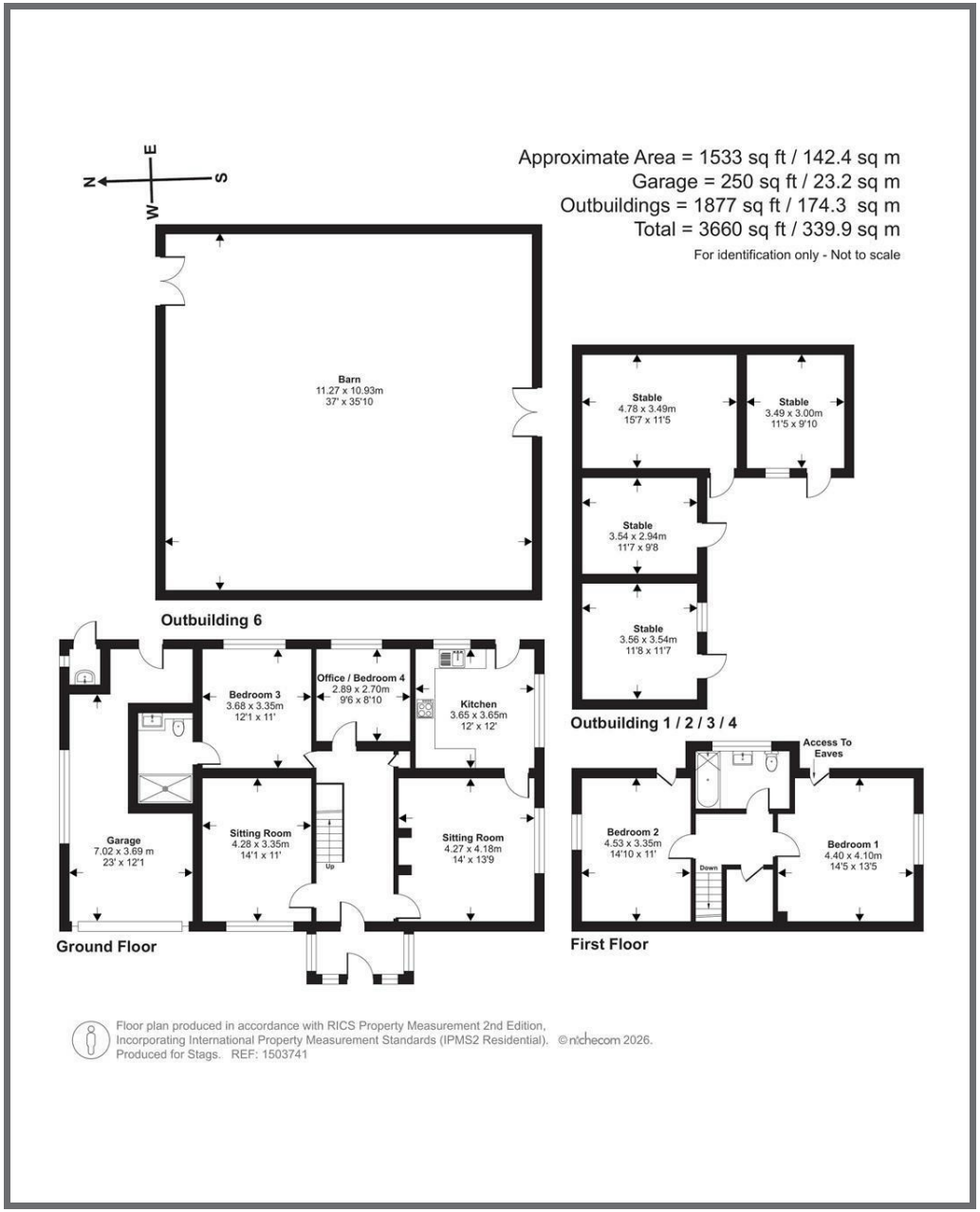

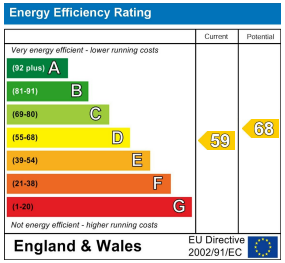

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