



Lower Beckett House



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Ashwater, Beaworthy, EX21 5HE

Ashwater 2.7 miles – Holsworthy 8.9 miles – Okehampton 13.5

A most impressive detached country residence, set within just over 2 acres and enjoying an idyllic rural position.

- No onward chain
- Approximately 2.07 acres in all
- Generous accommodation throughout
- Garage & Outbuilding
- Freehold
- 5 bedrooms
- 3 reception rooms
- Delightful gardens throughout
- Off road parking
- Council Tax Band: F

Guide Price £575,000

SITUATION

The property is located approximately 2.7 miles from the village of Ashwater with a public house and primary school. Roadford Lake, with its delightful walks and wide range of leisure facilities, is approximately 3.6 miles from the property. The market town of Holsworthy is situated 8.9 miles away with facilities including a supermarket, doctors, dentist and veterinary surgery, together with places of worship, leisure centre and schools.

Okehampton is 13.5 miles offering similar facilities and access to the A30 dual carriageway and rail service to Exeter St. Davids.

DESCRIPTION

The property is a substantial detached home, believed to be of brick construction and dating from around 1920. While it would now benefit from comprehensive modernisation, it presents an excellent opportunity to create a superb family residence.



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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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