



## Hazeldene House

Ashwater, Devon, EX21 5DT

**Fine Period House with approx. 2 Acres in West Devon**

- In Beautiful Devon Countryside
- Spectacular Valley Views
- 6 Bedrooms, 4 Bathrooms
- 2 Acres of Gardens
- Double Garage with Gym and first floor Studio
- Large Walled Vegetable Garden
- Single Bank fishing Rights
- By separate negotiation a further 4 Acres of Level Pasture and 2 Acres of Mature Woodland are also available

Hazeldene is a fine example of a 6 bedroom Victorian residence with spectacular views over the upper Carey Valley and the countryside beyond. Built in the late 1800's this character family home offers period features to include high ceilings, original tiling in the hallway, spacious accommodation and bay windows.

Built by the mill owner for his own use, it was specifically orientated so that he could watch over his general store and sawmill in Ashmill. In 2010 it was completely refurbished to an exceptionally high standard. The internal accommodation begins with a good size entrance hallway. On one side there is a well fitted luxury kitchen with Belfast sinks, free standing oak units and an AGA all complemented by granite work surfaces and finished off with wooden flooring. This open plan room has the dining area with wood burner and views from the bay window over the fields. On the other side of the hallway is the large south west facing sitting room which has two attractive fireplaces a wood burner and bay windows with views over the garden. Additional rooms on the ground floor include a rear hallway and cloakroom and a secondary kitchen leading to 2 utility rooms, one a laundry room which leads straight from the kitchen via a back door out to the vegetable garden.

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Asking Price £750,000



Upstairs on the first floor there are four double bedrooms, three with ensuites accessed by a wide landing with a door that leads onto a small balcony from where the fabulous views can be enjoyed. The master bedroom has a luxury ensuite with both a bath and double shower. On the top floor there is a large family bathroom with eaves storage and two smaller loft bedrooms, both doubles.

### Outside

There is ample parking for several cars. The detached garage (built 2010) has been divided into separate areas to include a ground floor gymnasium and on the first floor a useful studio which could be an additional hobbies or games area with separate access.

If you are a keen gardener then Hazeldene offers a lot. The walled vegetable garden, located to the side of the house, is terraced with an array of fruit trees and vegetable beds, a couple of greenhouses and sheds. In front of the house there is an area which provides space to socialize and from where to enjoy the views. The rest of the garden is laid mainly to lawn with some young specimen trees. There is also a fenced paddock which provides another grazing area and a second vehicular track access which leads into the woodland area.

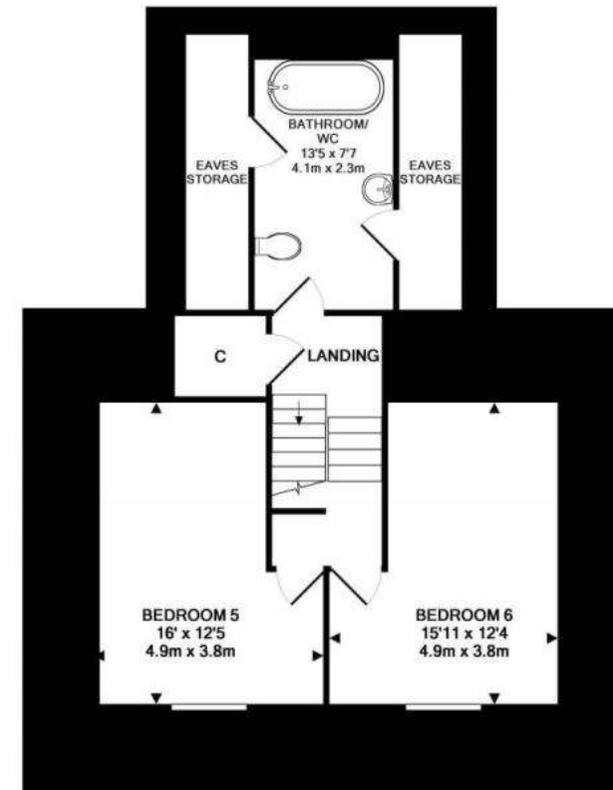
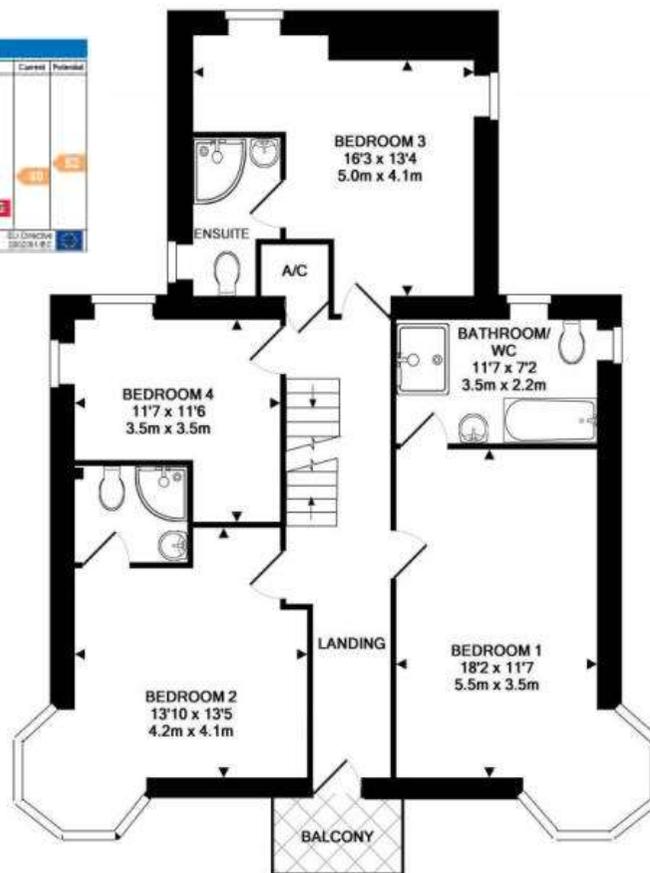
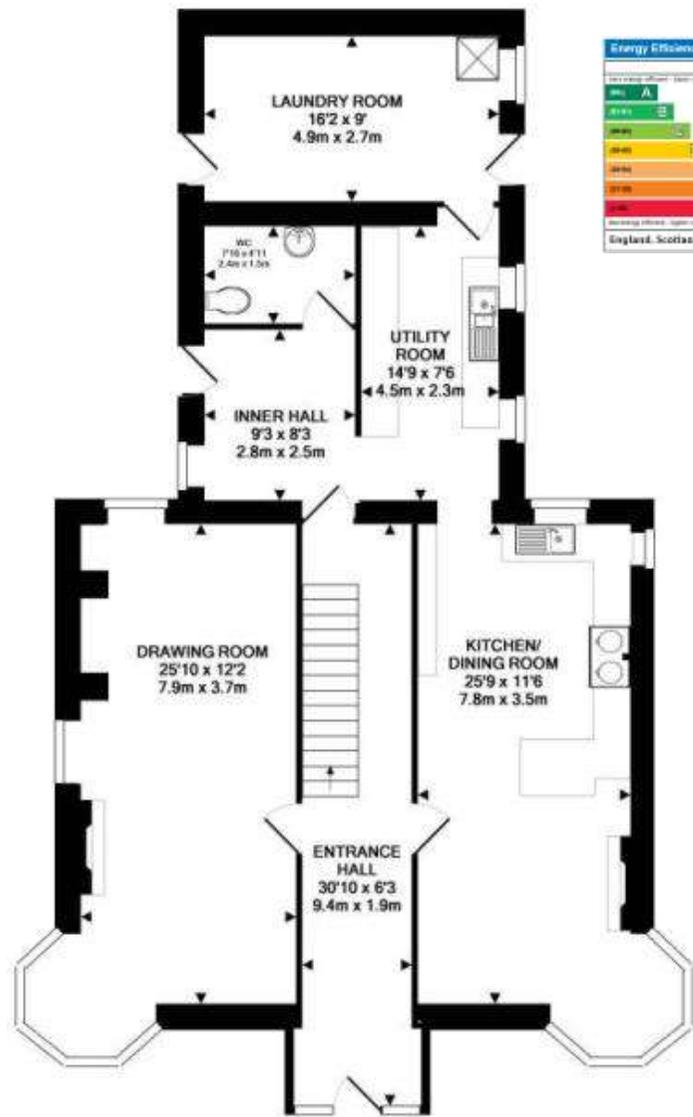
Available by separate negotiation: The river Carey borders the southern end of the land and there are single bank fishing rights attributed to it. Two acres of ancient deciduous oak and beech wood provides a plentiful supply of fuel for the log burners, and with a carpet of bluebells in spring they are a haven for children to play in. The stone from the two small quarries were used to build the out buildings and walls of Hazeldene and now provide flat areas for barns and wood stores. The level paddocks extend to approx 4 acres and to the far end is a small pond. A top fenced paddock provides another grazing area and a second vehicular track access which leads into the woodland area.

This highly flexible house offers potential commercial opportunities for a bed and breakfast and together with the land appeal to those with equestrian interests. STP the studio room above the detached garage and gymnasium could offer holiday let potential or an annex for relatives.



Energy Efficiency Rating		Current	Potential
100%	A		
75%	B		
50%	C		
25%	D		
0%	E		
	F		
	G		

England, Scotland & Wales



**Services**

Oil fired central heating, mains water, electricity and private drainage.

**Tenure**

Freehold

**Situation**

The village of Ashwater, only 1/4 mile away, is a pretty village with a traditional village green.

It has a Post Office/General Store, Pub/Restaurant, Parish Church, recently built village hall and nearby Primary School. Approx four miles away is Roadford Lake with its excellent walking and water sports facilities. The ancient town of Launceston is only approx ten miles away with a range of shopping, commercial, educational facilities. The A30 dual carriageway provides access to the M5 at Exeter.

**VIEWINGS BY APPOINTMENT**

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