



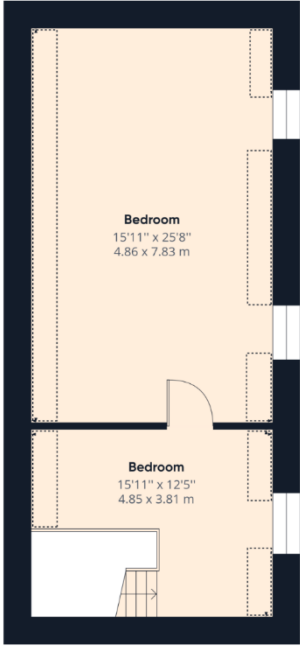
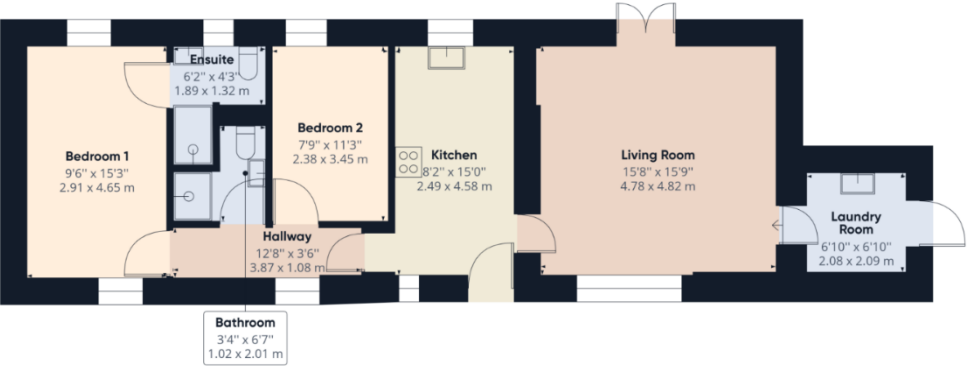

PILKINGTON ESTATES
PROFESSIONAL PROPERTY CONSULTANTS

Ashwater, Beaworthy, Devon, EX21

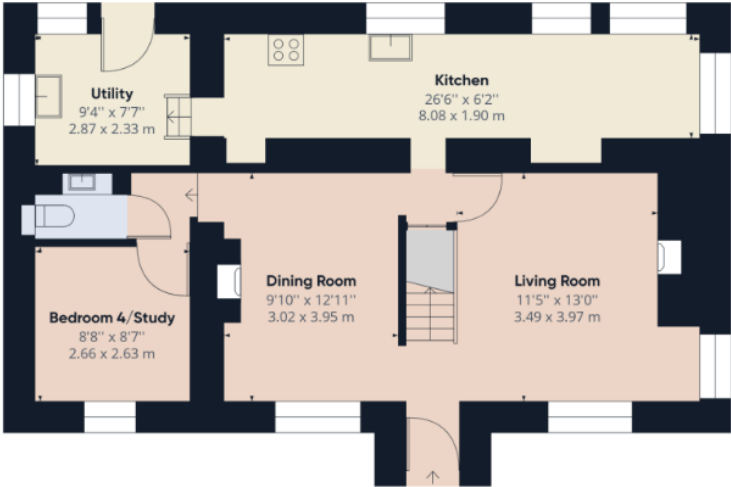
Offers Over: £1,000,000

Freehold

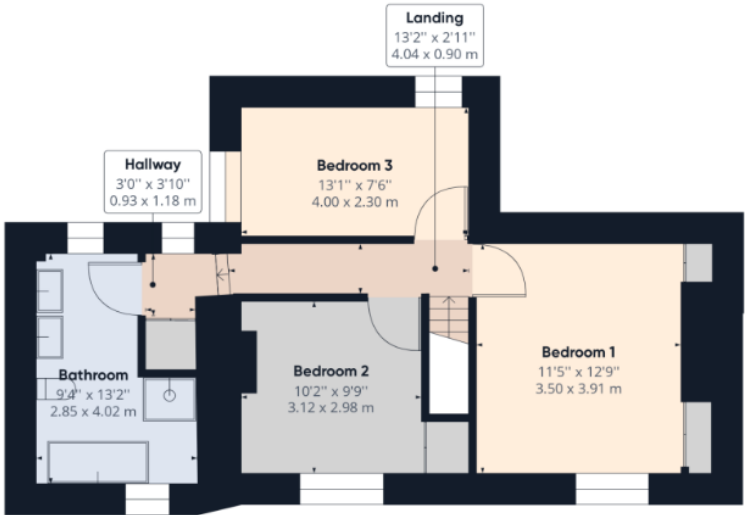
Ashwater, Beaworthy, Devon, EX21



Floor 1 Building 3



Floor 0 Building 1



Ashwater, Beaworthy, Devon, EX21

Nestled in an idyllic rural location, this exceptional equestrian smallholding spans approximately 13 acres of level pastureland, with panoramic views over Dartmoor. This unique property offers superb equestrian facilities and two separate residential properties: a characterful 4-bedroom farmhouse and a beautifully converted 2-bedroom barn that serves as ideal additional accommodation or income-generating potential. Further enhancing the property is a detached building designed as a spacious cinema and gym, with a shower block and toilets below. This versatile space presents potential for further development, subject to necessary permissions.

The property is situated on the outskirts of the popular villages of Clawton and Ashwater, just two miles from Ashwater's charming public house and ancient parish church. Nearby, the villages of Halwill and Halwill Junction offer convenient amenities, including a primary school, local shops, and various services. The welcoming village of Clawton boasts an Ofsted-rated Outstanding primary school, while a short drive away is the bustling market town of Holsworthy, known for its weekly Pannier Market, a range of national and local shops, and a Waitrose supermarket. Holsworthy also provides extensive amenities, including a heated swimming pool, sports hall, bowling green, cricket club, and an 18-hole golf course.

Bude on the North Cornish coast is just 12 miles away, offering beautiful coastal landscapes. The property is also within easy reach of Okehampton, Dartmoor National Park, and Bideford, all around 20 miles distant, while Barnstaple, North Devon's regional center, is about 30 miles away. Launceston, Cornwall's ancient capital, is nearby, just 12 miles distant. This area is rich in heritage, set within the heart of Ruby Country, a region named after the renowned local Red Ruby cattle. EPC: D







