



# Stable Cottage

Ashwater, Beaworthy, Devon, EX21 5EP

KIVELLS

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## *Stable Cottage*

Ashwater, Beaworthy, Devon, EX21 5EP

£250,000 Auction Guide Price

For Sale by Public Auction on Wednesday 29th July 2026 at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH at 7pm

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Detached four-bedroom barn conversion situated in a peaceful rural setting

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Enjoying far-reaching countryside views towards Dartmoor

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Generous gardens chiefly laid to lawn

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Spacious and characterful accommodation throughout

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In need of modernisation and improvement

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EPC Rating: D

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## Situation

Braddon Farm comprises a collection of converted barns, approached via a private drive with no through traffic. The property enjoys a tranquil rural setting just 3 miles from the charming village of Ashwater, which offers a village shop, traditional pub, church, village green and primary school.

Ideally positioned between the thriving market towns of Launceston (approximately 10 miles south) and Holsworthy (around 7.5 miles north), the property benefits from easy access to a wide range of shopping, commercial and leisure facilities, together with secondary schooling in both towns.

The popular coastal town of Bude lies just 17 miles to the west, offering an excellent selection of additional amenities alongside its renowned sandy beaches and dramatic North Cornwall coastline.

## Description

For Sale by Public Auction on Wednesday 29th July 2026 at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH at 7pm.

An exciting opportunity to acquire this stone barn conversion, occupying a generous plot in a rural setting within a former 150-acre woodland estate. The property enjoys far-reaching countryside views stretching towards Dartmoor and offers fantastic scope for enhancement and modernisation.

The accommodation briefly comprises an entrance hall, cloakroom, kitchen/dining room, living room and sunroom. To the first floor are four well-proportioned bedrooms and a family bathroom. Externally, the property benefits from generous lawned gardens and a wonderful countryside setting.

Offering excellent potential to improve and add value, this is a rare opportunity to create a superb family home or rural retreat in an enviable location.



## Accommodation

### ENTRANCE HALL

Stairs rising to the first floor with storage cupboard under. Wooden flooring and radiator. Door to living room and doorway to:

### CLOAKROOM

Close coupled WC, hand wash basin and heated towel rail. Window to the front aspect.

### KITCHEN/DINING ROOM

Kitchen comprising a range of base units with solid wood worksurface over incorporating an inset "Belfast" sink. Space for "Range style" cooker with extractor hood over and further space for a fridge/freezer and dishwasher. Ample space for a large dining furniture. Window and doors to rear, and further window to front alongside exposed ceiling beams and radiator. Opening through to:

### LIVING ROOM

Feature fireplace with timber surround housing a woodburning stove. Window to side aspect, radiators and built-in shelving.

### SUNROOM

A generous reception room boasting triple aspect and vaulted ceilings. Radiator, and tiled flooring. Door leading out to the garden.

### FIRST FLOOR LANDING

Window to the front aspect, radiator and fitted carpet.

### BEDROOM ONE

Generous double bedroom with a window to side aspect enjoying the great countryside views towards Dartmoor. Radiator and fitted carpet.

### BEDROOM FOUR

Window to the rear aspect, radiator and fitted carpet.

### BEDROOM THREE

Double bedroom with a window to the rear aspect. Radiator and fitted carpet.

### BEDROOM TWO

A spacious double bedroom with a window to side aspect. Loft-hatch access, radiator and fitted carpet.

### BATHROOM

Three-piece suite comprising a bath with shower over and tiled splash backing, hand wash basin and WC. Window to the rear aspect, heated towel rail and laminate flooring.

### OUTSIDE

The main lawn is to the side of the property offering a generous enclosed space chiefly laid to lawn and planted with a variety of shrubs and trees. From here the countryside views toward Dartmoor can be enjoyed.

To the rear of the property is an enclosed gravel laid area bordered by stone walling. Steps lead up to a further lawned area.



## Auction Details

### Auction Venue

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 29th July 025 at 7.00pm

### Registration

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") - as of 26th June 2017.

Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

### Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit your local Kivells office.

### Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or direct card.

Please note, if the lot is sold prior to auction, or afterwards, these fees remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyers are advised to review the Auction Legal Pack prior to bidding. This can be obtained from the Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

### Solicitor

TBC

### Auction Payment

At the fall of the gavel the contact is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer.

The deposit is also payable for all lots that are sold prior to auction. ALL bidders must only bid if they can make this payment.

Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

### Local Authority

Torridge District Council

### Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

### Boundaries

Any purchasers shall be deemed to have full knowledge of the boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

### Plan of the Land

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

### Land Plan

Not to scale and for identification purposes only.

### Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction. Please note that all prices listed, whether prior to or post auction, are subject to contract.

The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

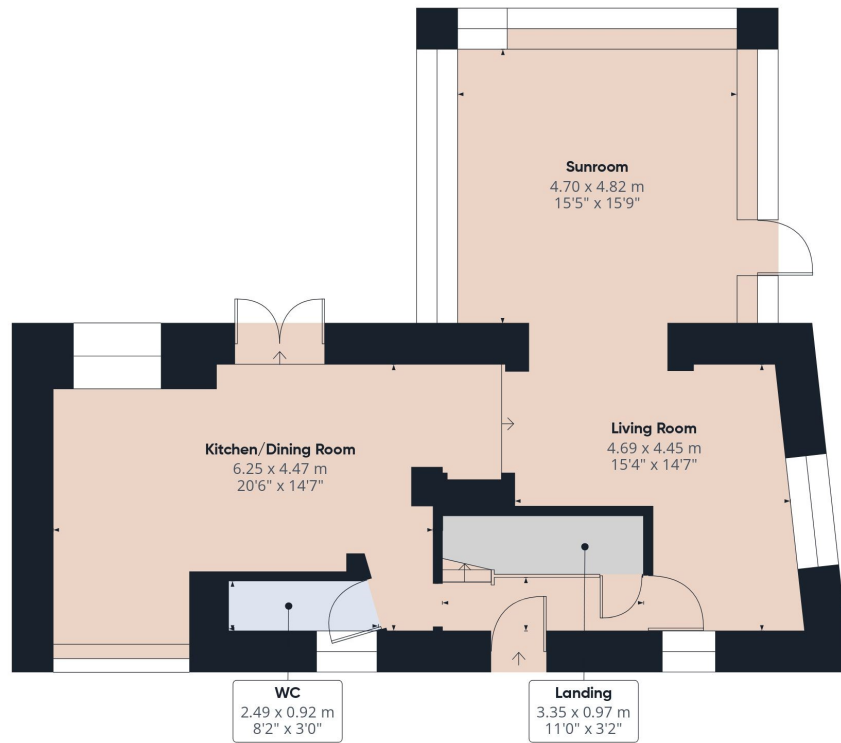
The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

### Agents Notes

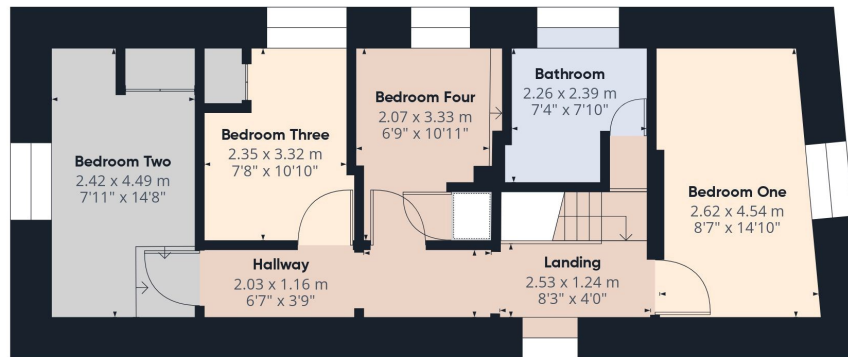
Please note that the property is sold with no parking rights, the area previously used by the owners is owned by a third party and is not included in the sale. There is potential to create off-road spaces within the garden, subject to any necessary consents.

Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
129.6 m<sup>2</sup>  
1394 ft<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE360

## Services

Mains water and electricity. Private drainage via a shared system.

## Tenure

Freehold

⚡ EE Rating - D

£ Council Tax Band - D

/// Directions

What3Words - vowed.alerting.pounding

## Viewings strictly by appointment only

Please ring **01409 253888** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

## Agents Notes

Please note that a survey has not been carried out on the drainage system for the property.

## Disclaimer

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