



A beautiful quintessential two bedroom Devon cottage, extended to provide sizeable, light and spacious accommodation, unusual for such a property, set in the most delightful enclosed and private garden with parking and a barn which could easily be converted into a hobbies room. Most highly recommended.

Caton | Ashburton | TQ13 7EU





PROPERTY TYPE
Cottage



SIZE
1271sq ft



LOCATION
Rural



AGE
Victorian (1837 - 1901)



BEDROOMS
2



RECEPTION ROOMS
3



BATHROOMS
1



WARMTH
Electric



PARKING
Garage



OUTSIDE SPACE
Large Garden



EPC RATING
37 F



COUNCIL TAX BAND
D



in a nutshell...

- Sitting Room with Wood Burner
- Good Sized Kitchen/Dining Room
- Lovely Garden Room
- Principal Bedroom with fitted Storage
- Second double Bedroom
- Bathroom with Dressing Room
- Garage, Barn and Log Store
- Off Road Parking
- Ready for Immediate Occupation





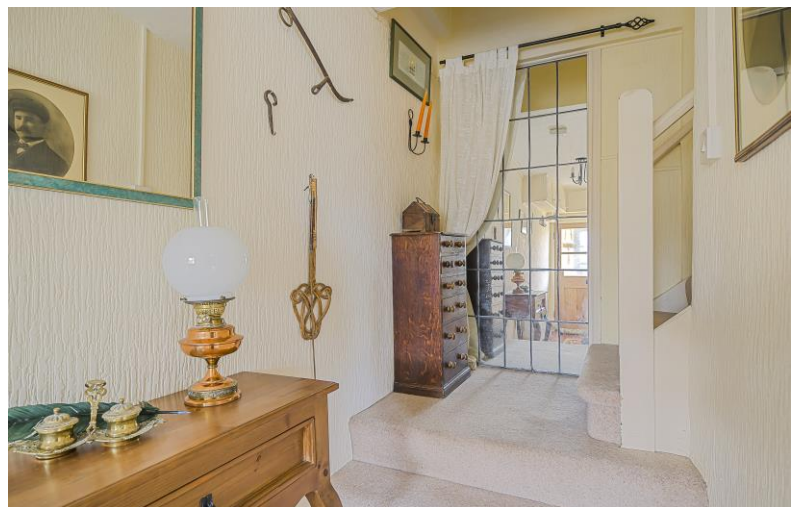
the details...

The character is quite evident as soon as you walk through the half glazed door into the entrance porch with a glazed panel to the side overlooking the garden, then through a wide half glazed door into the hallway, with stairs rising to the first floor and a door into the sitting room. This delightful room features a brick fireplace with a wooden timber lintel, housing a wood burner, making a superb focal point, especially on those chilly wintery days, to one side of which is recessed shelving. A door leads into the spacious kitchen/dining room. The dining area houses a large feature fireplace with a high display shelf over, inset with an oil fired Rayburn range, which heats two radiators. An understairs cupboard offers useful storage and a door with a stain glass panel leads to the side porch. The dining room has ample room for a sizeable table and chairs making a delightful area to entertain family and friends. The kitchen is fitted with cream fronted wall and base units with wooden worktops over incorporating a ceramic sink with mixer tap above. There is a built-in electric oven with electric hob and extractor over and spaces for a washing machine and fridge. Steps lead up to the delightful garden room with ample windows, sky lights and double doors leading out onto a paved patio. The side porch offers space for coats and shoes, with plenty of room for a further fridge and freezer.

On the first floor the principal bedroom, filled with natural light from a wide window to the front is fitted with a wide range of built in storage. Beside the bed is a further storage cupboard with attractive recessed shelving and display alcove above. There is a second good sized bedroom and completing the accommodation is the family bathroom, accessed through a dressing room/study with half-height panelling and a window overlooking the garden. The bathroom is fitted with a corner spa-bath, a separate walk-in shower cubicle, hand basin and w.c.

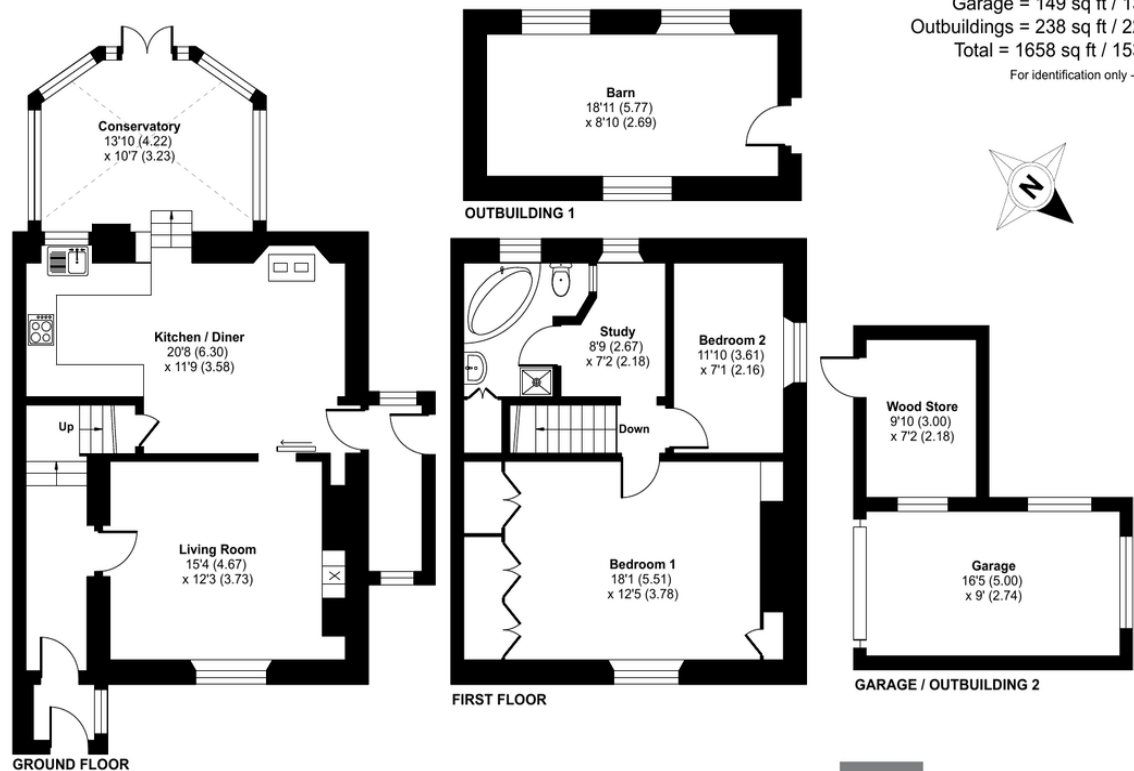
Outside, the front garden is enclosed by a stone wall and is mainly laid with cobbles. A wooden gate gives access to a gravelled parking area, leading to the small, detached barn/workshop with power and light connected and houses a Belfast sink and the oil storage tank. There is a stone-built log store with light and a garage, again fitted with power and light. The private rear garden is a gardener's paradise, laid mainly to lawn with borders planted with an array of mature shrubs and ornamental trees interspersed to create depth, colour and interest in this delightful haven.

There is potential scope for further development subject to planning and development rights.



Westdown Cottage, Caton, Ashburton, Newton Abbot, TQ13

Approximate Area = 1271 sq ft / 118 sq m
Garage = 149 sq ft / 13.8 sq m
Outbuildings = 238 sq ft / 22.1 sq m
Total = 1658 sq ft / 153.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1238167



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the location...

Caton consists of a handful of properties located just off the A38, around a mile or so from Ashburton, and within the southern boundary of Dartmoor National Park. It is an extremely accessible spot for access to the moor and the road network for Exeter and Plymouth. Ashburton provides a good range of shops and everyday amenities, and a wider range of facilities can be found in the larger market town of Newton Abbot, about six miles to the east.

Shopping

Late night pint of milk: Spar, Ashburton 3 miles
Town: Ashburton 3 miles
City: Exeter 18.5 miles
Supermarket: Co-op Ashburton 3 miles

Relaxing

Beach: Teignmouth 11.8 miles
Becky Falls: 6.2 miles
Hay Tor, Dartmoor: 3.6 miles
Stover Golf Club: 4.5 miles

Travel

Bus Stop: B3352 2.4 miles
Train Station: Newton Abbot 6.4 miles
Airport: Exeter 22 miles

Schools

Ashburton Primary School: 4.3 miles
South Dartmoor Community College: 2.9 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 7EU**

how to get there...

Travelling south on the A38 take the Linhay exit to Ashburton. Turn right, passing over the A38 and take the second turning on the right sign posted Exeter. Continue north on the A38 taking the second exit to Caton. The property can be found a little further on the left.





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