



The Rosery

RENDELLS

The Rosery

Buckfastleigh Road, Ashburton, Devon TQ13 7JL

A substantial detached six-bedroom family home offering versatile accommodation with a detached garage, stabling, outdoor arena set in gardens and grounds of 2.8 acres. Conveniently located to Ashburton and road connections to A38 north and south.

- Six Bedrooms.
- Three Bathrooms.
- Three Reception Rooms.
- Potential for the creation of an annexe.
- Paddocks and grounds of 2.8 acres.
- Detached Barn, garage and carport, studio above.
- Stabling for three horses and arena.
- Workshop.

Guide Price £1,250,000

Newton Abbot approx. 7.8 miles, Totnes approx. 9.4 miles, Plymouth approx. 25.7 miles, Exeter approx. 21.3 miles. (London Paddington via Newton Abbot Train Station approx. 2.15 hours).

Situation

The Rosery is surrounded by picturesque countryside and with views across surrounding farmland, the property enjoys excellent communications via the A38 at Peartree to the region's two cities of Plymouth and Exeter.

Ashburton has a great range of everyday shops and amenities along with numerous cafes/eateries and a well supported community arts centre. The larger town of Totnes is around twenty minutes' drive to the south and has a mainline railway station with direct link to London Paddington. The Dart Valley and the south Devon Coast are within easy reach.

Description

The Rosery has been a much loved family home and has been extended in the past, creating flexible accommodation. There is a useful carport and garage with studio above with W.C., shower and sink. Good size workshop with vehicular access to the side. Substantial greenhouse for the green fingered and for the equestrian enthusiast we have stabling for three, a turnout paddock and an arena measuring 20m x 60m. The Rosery is a superb, versatile family home with excellent Eco credentials, set on the edge of Dartmoor with easy access to the A38 and Ashburton. Particular features are the solid wooden windows and doors throughout



the property. Good ceiling heights and generous accommodation making this a substantial family home.

Accommodation

Entering through a solid oak front door into an inner hall connecting the main house to the extension, which also has its own entrance. Inner hall with solid oak floors leading through to the kitchen/diner, with dual aspect and beaded windows and double doors opening out onto a patio taking in views across the orchard and meadows beyond. Kitchen with a range of solid English Oak units and wall mounted units with granite worktops, wooden fuel range cooker for cooking. The range cooker is an Eco Range T3 log burning stove with three ovens and two cooking areas, with a separate four ring Neff hob and integrated Neff oven with central island/table with granite worktop. Bootroom/ Utility with large built-in cupboards housing the wood pellet boiler. Dining Room with solid oak floor with front aspect over the patio and front lawns. Lounge room with fireplace with marble surround and inset Bullerjan woodburner with double doors opening out onto the patio, taking in views across the gardens and meadow beyond. Outer hall leads through to the extension which is currently used as a utility room with plumbing for washing machine, sink and drainer, separate W.C., additional cupboard storage and sitting room with under floor heating with dual aspect and two sets of double doors leading out into the gravelled terrace area enjoying views over the front gardens.

From the inner hall stairs rise to the first floor.

First Floor

Master suite enjoying dual aspect, a bank of built-in wardrobes across one wall with views over the front gardens and fields beyond. En-suite with hand wash basin, shower, bidet and W.C. Family Bathroom with Pharo spar bath with shower over, hand wash basin and vanity unit, shower, W.C. bidet and towel rail. Two further bedrooms with front aspect and views over the front gardens, both with built-in cupboards either side of the windows. Two further bedrooms both with dual aspect and fitted wardrobes, taking in views across the surrounding fields and paddock. Bedroom Six with views over the rear gardens and vegetable growing area. Family bathroom with P shaped bath, hand wash basin, bidet, large shower enclosure with steam and monsoon shower settings.

Gardens and Grounds

The Rosery is accessed by its own entrance and drive. The driveway extends both sides allowing access around the whole of the property. Approaching the property with a separate drive going to the stabling and main drive pulling up to the side of the house with plenty of parking either side with an open fronted carport and garage. The studio area with sink and W.C. above the garage has four Velux windows and a shower. Further substantial workshop behind with vehicular access and electricity. For the green-fingered a large greenhouse 49ft x 14ft and poly tunnel greenhouse. Raised beds and lawned areas to the rear with additional patio area enjoying views across the paddock,



the drive then leads to the stabling. The land has been managed organically with an orchard planted with apple, pear, damson, plum and cherry trees. Originally this was an ancient perry orchard with trees retained within the orchard. Also, there is a mulberry tree and kentish cobnut bushes in the main garden.

Patio stretching along the front of the property taking in views over the orchard area and meadow beyond, surrounded with mature trees and plenty of parking.

Stables

Stabling for three, including the open fronted stable with limestone flooring and rubber matting. Set in a gated enclosed area, secure for horses with a three bay open fronted barn with concrete floor, electricity and water. One turnout paddock but could be divided into two if required.

Services/Plant Room

Smart wood pellet boiler Eta Pu 7 to15 kilo watt (installed by Fair Energy). Private water supply from a private borehole (located under concrete ring at the beginning of the orchard as you come in the main drive on the left). Wood pellet boiler for heating and hot water, there is underfloor heating in the kitchen and to the sitting room in the extension. Solar PV panels, solar array with excellent feed in tariff. Private drainage via septic tank (located between the track going to the stables and drive going to the right, just after the bamboo).

Tenure

Freehold.

Council Tax

Band G.

Energy Performance Certificate

Energy Rating E.

Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX.

Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

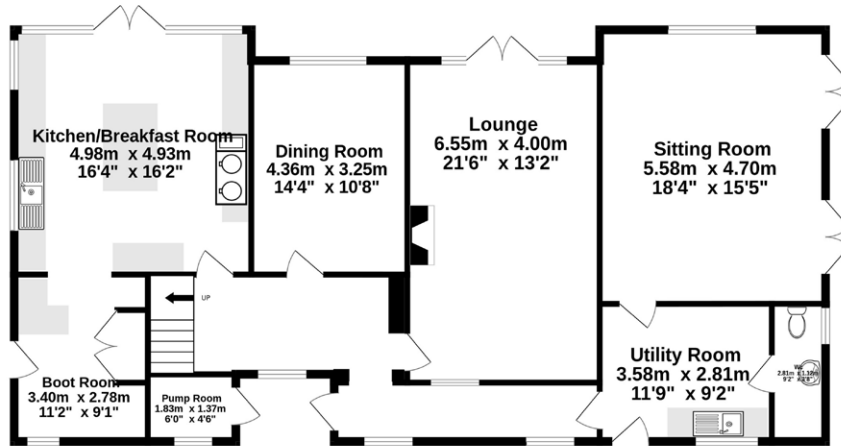
Directions

Take the Peartree exit off the A38 for Ashburton and follow the road signposted for River Dart Country Park. Follow the signs for Ashburton and just before the Shell Petrol Garage, turn left signposted Buckfastleigh. After approximately $\frac{3}{4}$ of a mile, the road dips slightly and the entrance to Rosery is on the right.

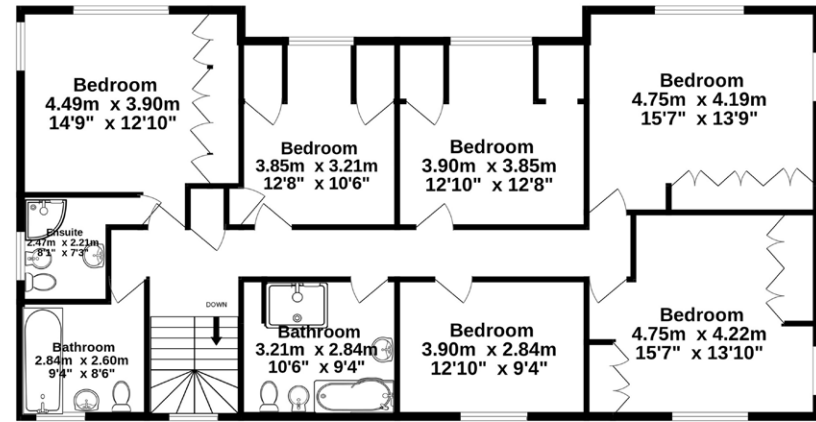
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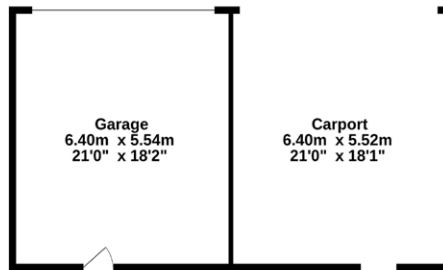
Ground Floor
133.0 sq.m. (1432 sq.ft.) approx.



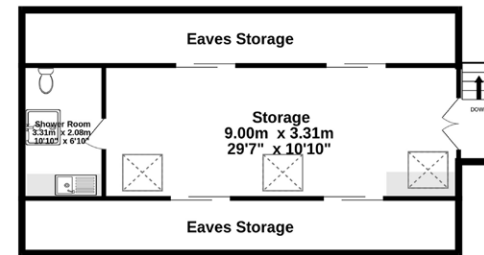
1st Floor
133.5 sq.m. (1436 sq.ft.) approx.



Garage
70.9 sq.m. (763 sq.ft.) approx.



Above Garage Storage
69.7 sq.m. (750 sq.ft.) approx.



TOTAL FLOOR AREA : 407.0 sq.m. (4380 sq.ft.) approx.

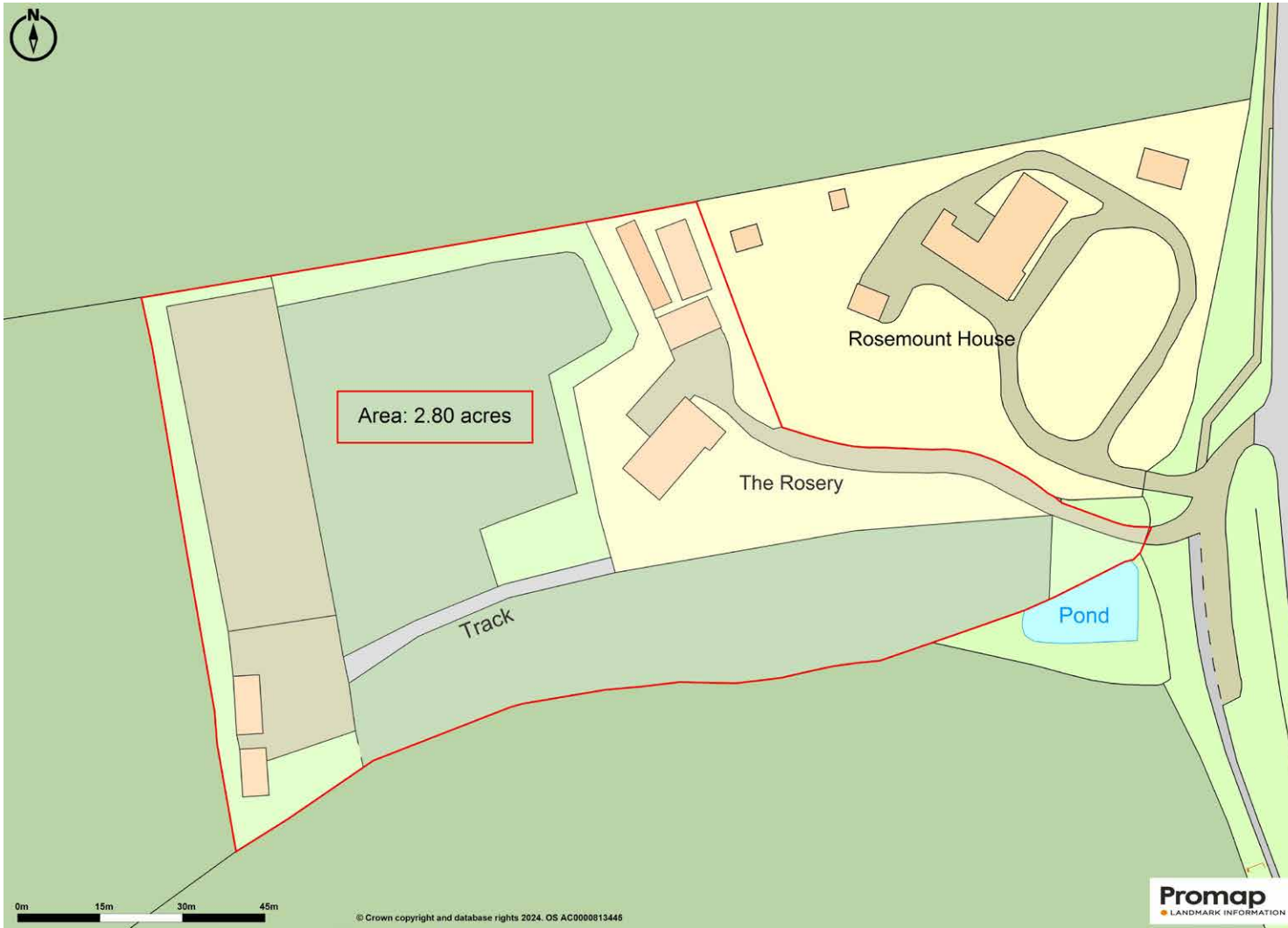
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(56-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Consumer Protection from Unfair Trading Regulations 2008

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