



## Ashwell, Teignmouth

2x 1x

ENERGY RATING  
E43

- Video Walk-through Available
- Charming Period Cottage
- 2 Double Bedrooms
- Lounge with Inglenook Fireplace
- Modern Kitchen & Shower Room
- Character Features
- Enclosed Garden
- Off Road Parking & Garage
- Rural Location
- Viewings Highly Recommended

**Guide Price:**  
**£350,000**  
FREEHOLD



## Harrow, Ashwell, Teignmouth, TQ14 9TH

A charming character cottage situated in the sought-after rural Hamlet of Ashwell on the outskirts of Bishopsteignton. The cottage, which was built in the mid 1700s, was originally thatched and built as a farmstead for Baron Cable of Lindridge's Estate. In the 1980s, the cottage had a two-storey extension. Harrow boasts a wealth of period features including an inglenook fireplace with multi fuel burning stove and a beamed ceiling. The accommodation is superbly presented throughout and includes a generous sized sitting room, a lovely kitchen/dining room with atrium-style ceiling, two double bedrooms and a modern shower room. LPG central heating and double glazing are installed and outside there are front and rear gardens, a detached garage and parking. Beautiful far-reaching rural views can be enjoyed from the rear garden and the cottage enjoys a tranquil and peaceful rural setting yet benefits from easy access to the sought-after village of Bishopsteignton. Viewings come highly recommended to appreciate the location and accommodation on offer.

Ashwell is a small hamlet in a rural location nestled in rolling Devon hillsides, yet a short distance from Bishopsteignton which is a sought-after village on the banks of the Teign Estuary and offers all the facilities that would be expected of a village of its size. These include a village shop, post office, chemist, garage, garden centre, vineyard, pubs, hotel and restaurant. The village has 3 churches (Church of England, Methodist and Gospel) and public halls which regularly host clubs and public events. Within a short drive you will find the popular coastal resort of Teignmouth and market town of Newton Abbot. There is good access onto the A380 linking Exeter and Torbay and mainline railway stations for commuters.

**The Accommodation:** Entrance door and porch with window to front and further door to hallway area opening to the sitting room with a lovely inglenook fireplace with multi fuel burning stove, feature beamed ceiling, exposed beam, double glazed window to front and multi glazed door to the kitchen/breakfast room which is dual-aspect and has a feature oak vaulted sealed glass roof. The kitchen is fitted with a shaker style range of units with work surfaces, tiled splashbacks, inset single drainer sink unit, spaces for appliances, uPVC double glazed windows to rear and side and uPVC part double glazed door to the garden. From the kitchen, stairs lead to the first-floor landing with double-glazed window, airing cupboard housing wall mounted gas boiler. Bedroom one is dual-aspect with double glazed windows to front and rear and access to loft. Bedroom two has a double-glazed window to front. There is also a modern shower room with tiled shower cubicle, low level WC, wash basin and double-glazed window enjoying lovely rural views.

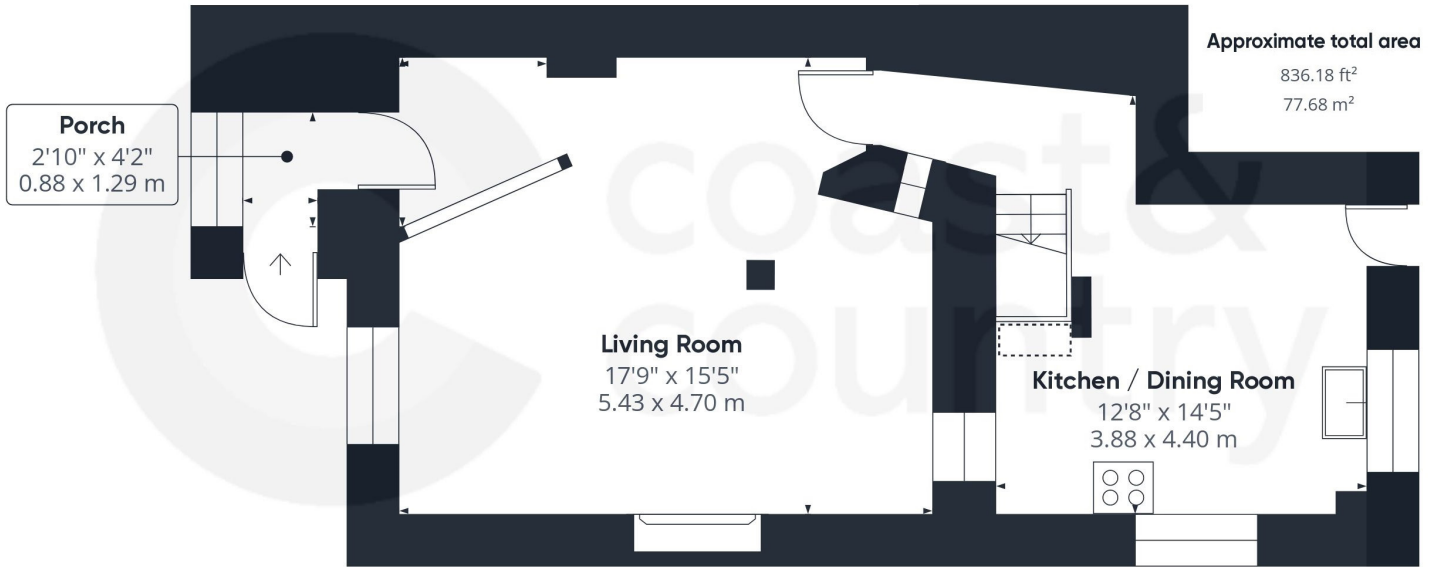
**Outside:** The front garden has a storage shed and stone steps with shrub borders leading to a level area with vegetable patch and suitable for sitting out. The rear garden is accessed via the kitchen and offers a degree of privacy and enjoys far reaching countryside views towards Dartmoor in the distance. A paved area and steps leading to a gravelled patio is suitable for alfresco

dining. There is also a level lawn with shrub borders and timber shed.

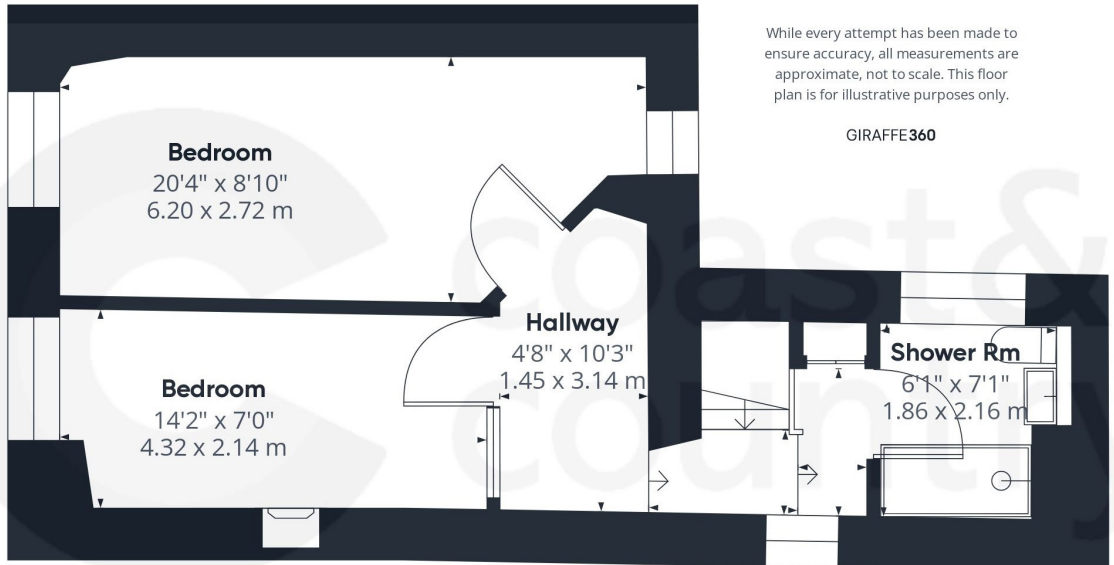
**Parking:** Gravelled driveway leading to the front door. There is also a detached garage with covered log store and driveway parking with a small area of garden to the rear enjoying wide sweeping views of the Devon countryside.

**Directions:** From the Penn Inn roundabout at Newton Abbot take the A380 Exeter bound. Take the first exit for Kingsteignton / Teignmouth. At the roundabout take the third exit for Bishopsteignton A381. Continue along the Teignmouth Road for just under a mile and turn left onto Forder Lane. Continue and turn left onto Murley Crescent and at the top turn left again onto Teignview Road, continue along the road passing the cemetery on the left hand side. At the crossroads turn left and the access to Harrow can be found a 100 yards down the lane on the right.





Ground Floor



Floor 1

**Agents Notes:**

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains electricity. Shared private drainage.

The maintenance of the private lane leading to Harrow and other properties is split eight ways on an as and when basis in an informal arrangement.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.