



## Ashwell House, Halwell

Guide Price £1,750,000

HARRIET  
GEORGE







# Ashwell House

Halwell, Totnes

- Immaculate and flexible accommodation
- A wealth of charming period features
- Treyone kitchen with electric AGA and gas module unit
- Detached one bedroom cottage
- Beautifully landscaped gardens
- Three hole golf course
- Two detached barns provide storage, workshop and gym
- EV charger and Cat 5 cabling
- Superfast Starlink broadband
- In all about 4.5 acres

Ashwell House is situated in a peaceful rural hamlet, well placed for easy access to Totnes, Dartmouth and Kingsbridge as well as the beautiful coastline. Moreleigh is the closest village, just a 5 minute drive, and has a village hall, church and highly regarded 17th Century pub, The New Inn, that has been run by the same family since 1972. Halwell is about 2.5 miles away and offers similar amenities as well as a petrol station with licensed shop.

The bustling and vibrant market town of Totnes is within a short drive and offers an eclectic and varied range of shops, boutiques, restaurants, pubs and cafes as well as a supermarket, small hospital, King Edward VI Community College and a mainline station with regular direct train service to London Paddington.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Believed to date back to the late 16th Century, Ashwell House has been comprehensively renovated by the current owners and is full of period detailing including a cross passage entrance hall, window seats and shutters, fireplace with original bread oven, game cupboard, wig cupboard, exposed beams and vaulted ceilings.

The reception rooms on the ground floor are south facing with views over the gardens. The drawing room and snug both have wood burning stoves and the bright, airy music room has French doors to the garden terrace. The bespoke kitchen has Neff and Miele appliances, a Quooker hot water tap and Aga. Adjacent to the kitchen is a utility room with wine cooler and microwave and space for an American style fridge-freezer, washing machine and tumble dryer. There is also a cloakroom and second utility / boot room on the ground floor.

There are five bedrooms within the main house, the impressive principal suite enjoys views over the garden and has a partially vaulted ceiling, exposed beams, window seat, dressing room and en-suite shower room. The other three bedrooms on this side of the house share a family bathroom with roll top bath and separate shower. The 5th en-suite bedroom is accessed from a staircase in the music room.

The gardens at Ashwell House are an absolute delight, lying mainly to the south and beautifully planted with a wide variety of mature shrubs and trees. There is a large paved terrace immediately outside the house, perfect for entertaining, and beyond three large interconnecting stream-fed ponds, a kitchen garden, raised beds, secluded terraces, paddock and 3 hole golf course. There are two useful outbuildings including a former granary barn which houses the water treatment/filtration system, gym and storage area and further three bay log store on the opposite side of the lane.

Ashwell Cottage is run as a successful holiday let and presented to the same high standard as the house.









House  
Approximate Gross Internal Area = 293 sqm / 3154 sq ft  
Cottage  
Approximate Gross Internal Area = 63 sqm / 678 sq ft  
Barn  
Approximate Gross Internal Area = 240 sqm / 2583 sq ft

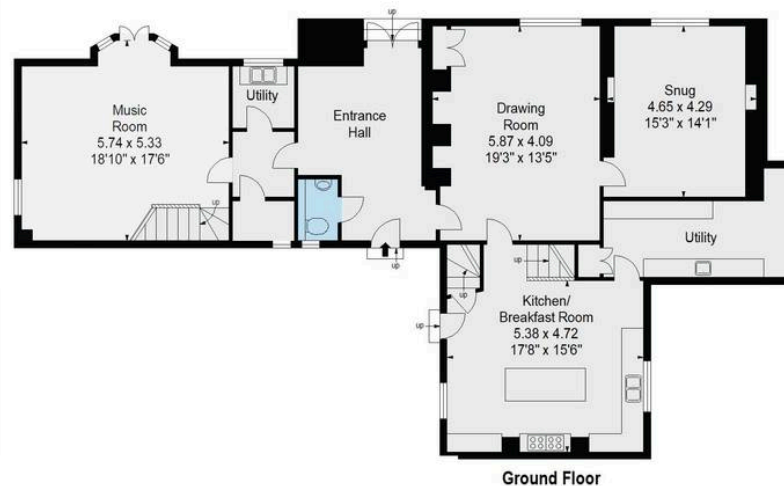
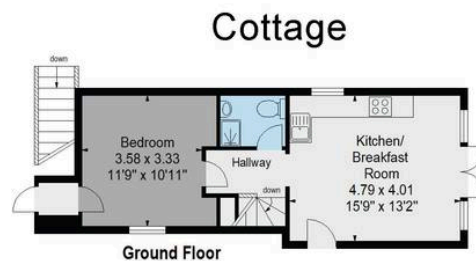


Illustration for identification purposes only.  
measurements are approximate, not to scale.

# Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

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