



MILLARD  
COOK

# ASH HOUSE NEAR DARTMOUTH



Ash House is an impressive and historic detached property set within 10 acres of formal and informal grounds, located just under two miles from the historic naval port of Dartmouth.

The building of Ash House commenced around the 1650's and has undergone extensive alterations over the centuries, blending its rich history with modern living. Despite its character and historical significance, the property is not listed, providing a unique opportunity for further alterations or extensions as desired.





## Historical Significance

One of the most intriguing aspects of Ash House is its connection to World War II. In 1944, the property was requisitioned by the Americans, and it is believed that General Eisenhower used the house as one of his command posts during the D-Day training exercises at Slapton Sands, known as Operation Tiger. This historical connection adds a layer of prestige and narrative to the property, making it a significant piece of history.

## The House

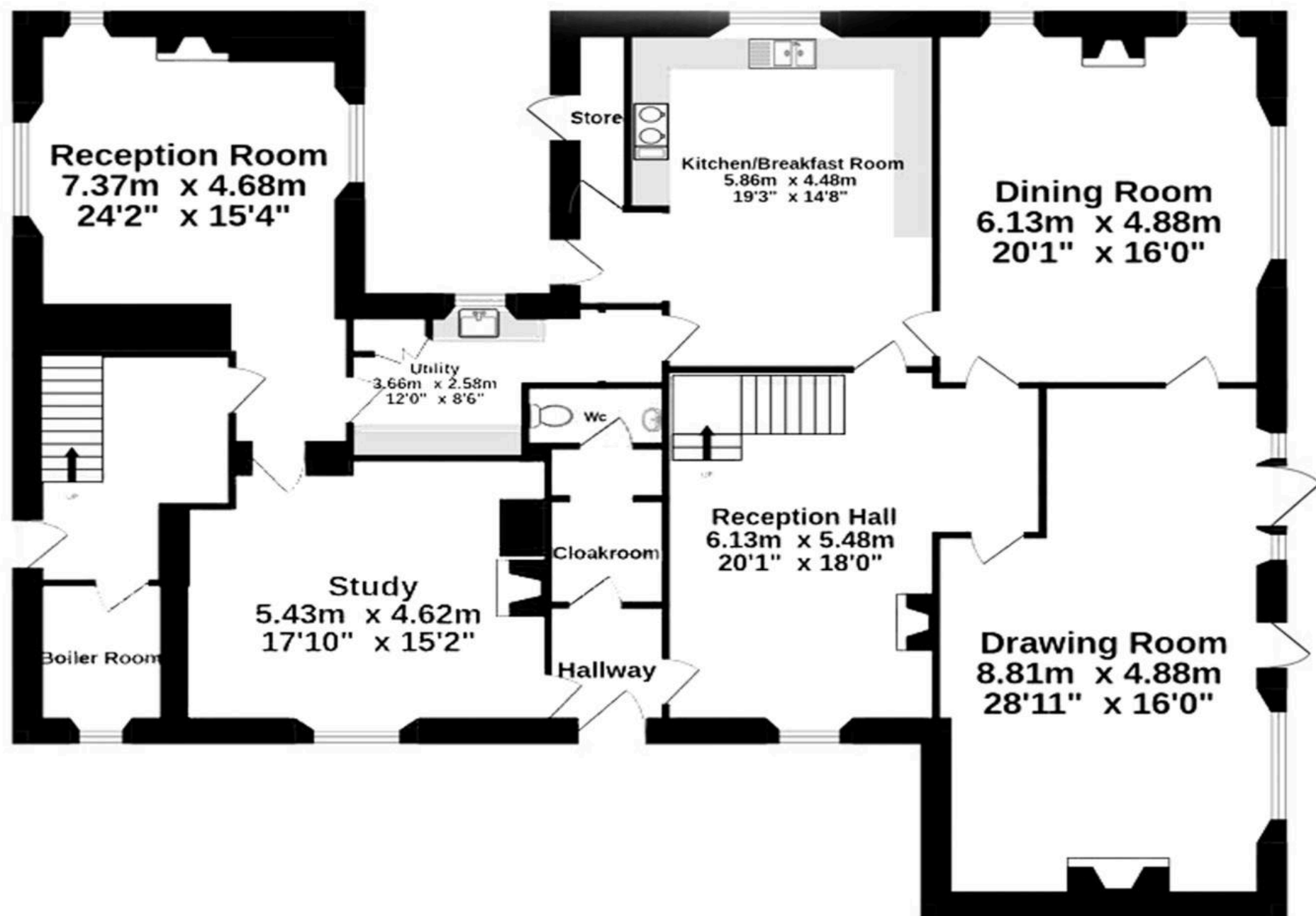
Ash House exudes charm and character from the moment you arrive. The property is accessed via a long, sweeping driveway flanked by stone pillars, leading to extensive parking areas and garaging.

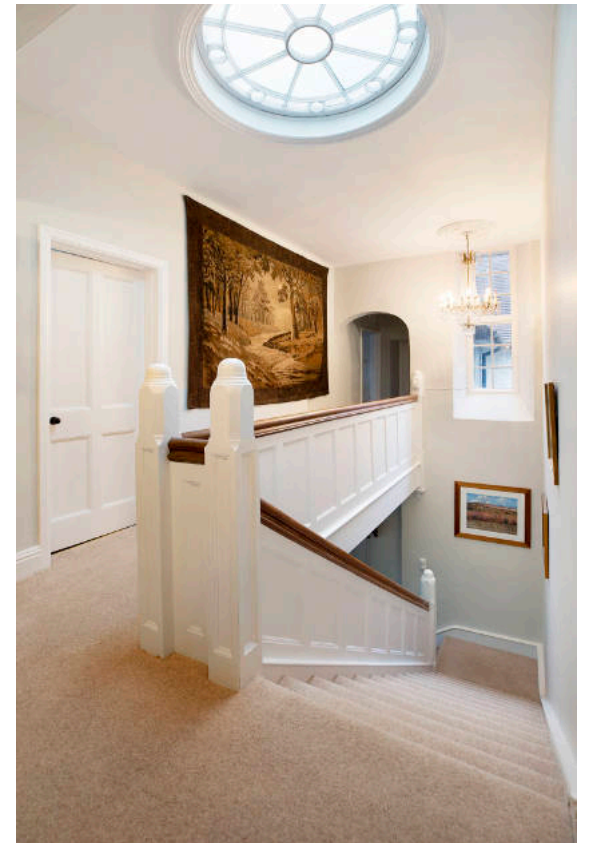
Inside, the house offers diverse accommodation suitable for a large family or those looking to host extended family members or guests. The ground floor features five spacious reception rooms, perfect for entertaining, along with a kitchen/breakfast room. The first floor currently accommodates multiple bedrooms and bathrooms, with potential for further alterations to suit the owner's needs. Within the building is the ability to create a private annexe for additional flexibility.





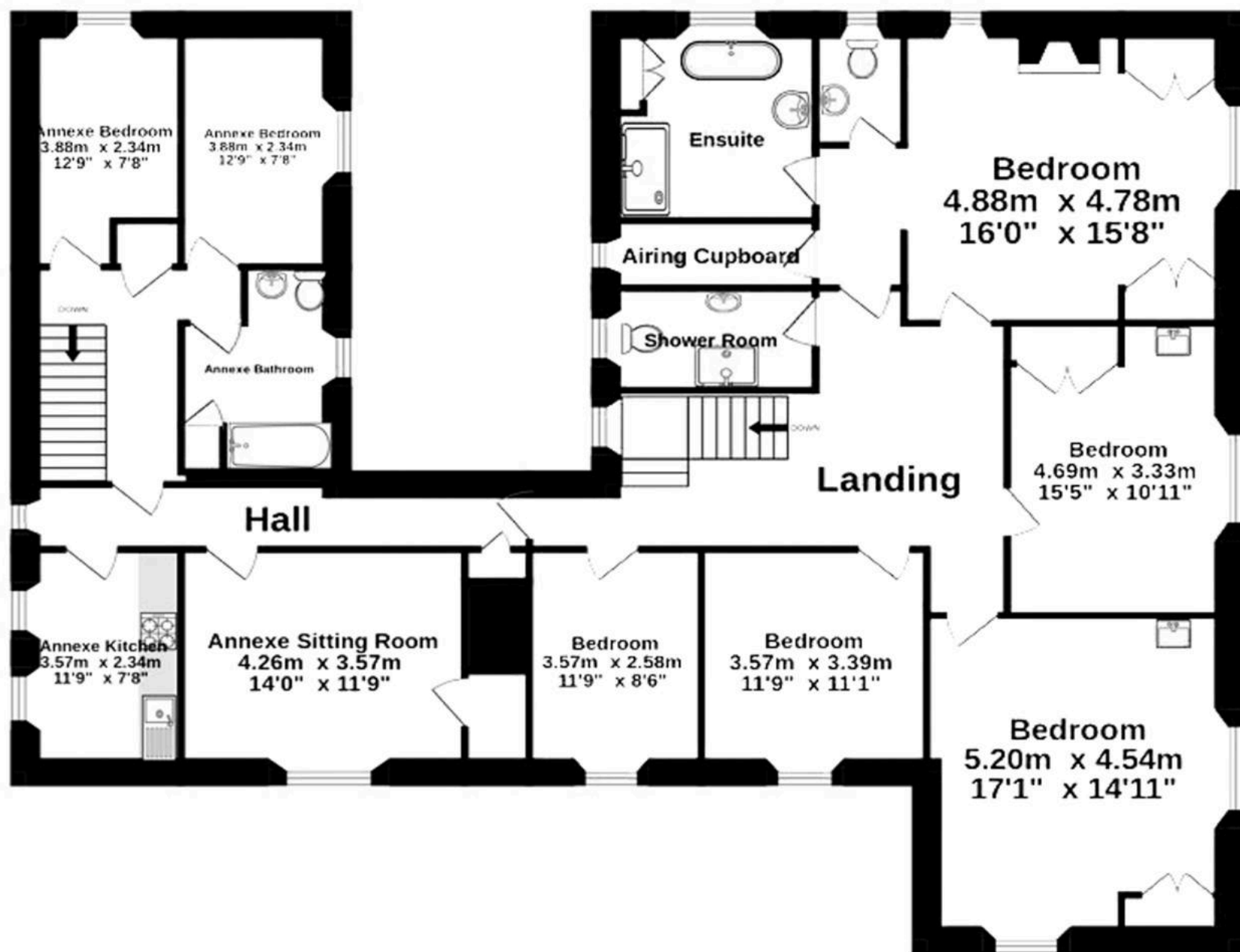
Ground Floor  
209.6 sq.m. (2256 sq.ft.) approx.







1st Floor  
196.6 sq.m. (2116 sq.ft.) approx.



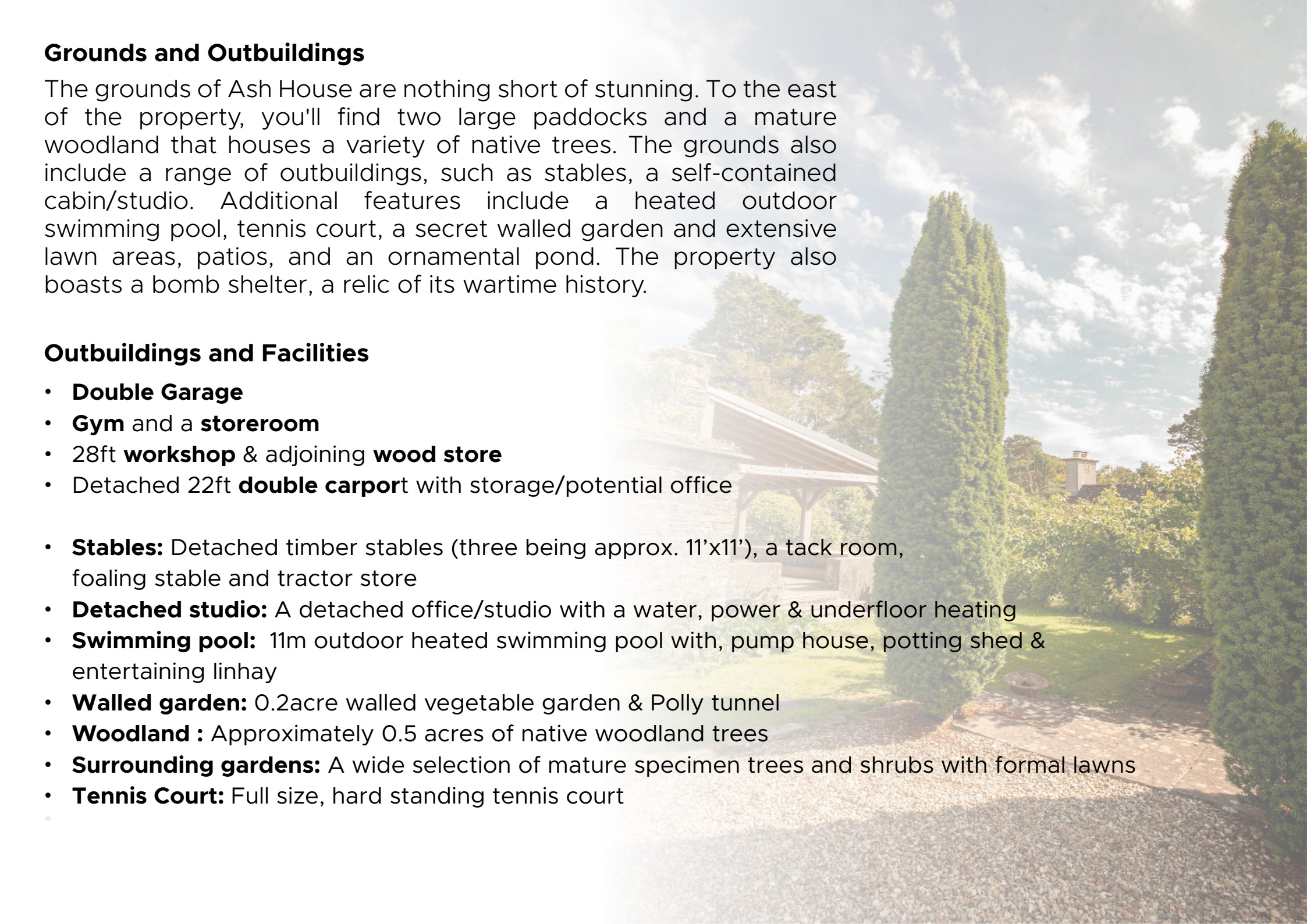


## Grounds and Outbuildings

The grounds of Ash House are nothing short of stunning. To the east of the property, you'll find two large paddocks and a mature woodland that houses a variety of native trees. The grounds also include a range of outbuildings, such as stables, a self-contained cabin/studio. Additional features include a heated outdoor swimming pool, tennis court, a secret walled garden and extensive lawn areas, patios, and an ornamental pond. The property also boasts a bomb shelter, a relic of its wartime history.

## Outbuildings and Facilities

- **Double Garage**
- **Gym** and a **storeroom**
- 28ft **workshop** & adjoining **wood store**
- Detached 22ft **double carport** with storage/potential office
  
- **Stables:** Detached timber stables (three being approx. 11'x11'), a tack room, foaling stable and tractor store
- **Detached studio:** A detached office/studio with a water, power & underfloor heating
- **Swimming pool:** 11m outdoor heated swimming pool with, pump house, potting shed & entertaining linhay
- **Walled garden:** 0.2acre walled vegetable garden & Polly tunnel
- **Woodland :** Approximately 0.5 acres of native woodland trees
- **Surrounding gardens:** A wide selection of mature specimen trees and shrubs with formal lawns
- **Tennis Court:** Full size, hard standing tennis court







## Location

Ash House's location offers the perfect balance of seclusion and accessibility. It is close to the historic town of Dartmouth, with easy access to main roads leading to Totnes, Exeter, and beyond, making it an ideal retreat that is still connected.

Overall, Ash House is a unique and captivating property that blends historical significance with modern living, set within beautifully maintained grounds that offer privacy and a range of outdoor activities. Whether you are looking for a family home, a second residence, or a property with potential for further development, Ash House provides a rare opportunity to own a piece of history in a prime location.

## Services

It is understood all services are connected except gas. Oil fired central heating, Private drainage.

**Property Size:** 4,372 sqft

## Viewings

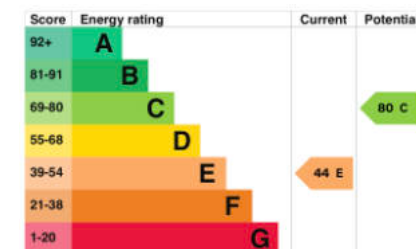
Advanced notice required to view the property, via Millard Cook in Dartmouth or Knight Frank, Exeter.

Floor plans and images are for guidance only.



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