



Ashton Fields



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Ashton, Callington, PL17 8AG

Callington 2 Miles. Plymouth 14 Miles. Exeter 53 Miles

Ashton Fields offers a wonderful opportunity for those wanting to keep their equine friends at home. A detached four bedroom bungalow, with gardens, stables and approx. 4 acres.

- Detached Four Bedroom Bungalow
- Kitchen/Diner/Family Room
- Sitting Room
- Family Bathroom
- En-Suite Bathrooms
- Stable Block & Outbuildings
- Approx. 4 Acres
- Freehold
- Council Tax Band G

Guide Price £750,000

Situated in the small rural hamlet of Ashton, just over a mile to the west of the popular village of St Dominick and approx. 2 miles from Callington. The property is surrounded by beautiful countryside and is conveniently within easy reach of the town of Callington, which offers a comprehensive range of amenities including supermarkets, schools, doctors and veterinary surgeries. Tavistock, 11.5 miles away, is a thriving market town in West Devon at the foothills of Dartmoor National Park, offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. The maritime city of Plymouth is 14 miles to the south and Exeter lies 53 miles to the northeast, providing air, rail and motorway connections to London and beyond. Ashton Fields offers a wonderful opportunity for those wanting to keep their equine friends at home. The property offers light and spacious single storey accommodation comprising a generous kitchen/diner/family room with wood burning stove making this a fantastic space for all the family, separate utility/boot room, sitting room, family bathroom and four double bedrooms, two of which benefit from En-suite bathrooms. External benefits include a tiered rear garden, a double garage, large gated driveway with potential to develop further. All the stables have water and are serviced by separate feed room (with shower), tack room, hay barn and workshop. Additional benefits include, approx. four acres which are divided into separate paddocks along with a sand school which requires maintenance.

Mains Electric, Mains Water, Private Drainage (Septic Tank) Oil Fired Central Heating. Underfloor Heating in all bathrooms and utility room.

Very low flood risk.

Based on the latest data available to Ofcom Ultrafast broadband is available at the property. Mobile coverage from O2 & EE are likely.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



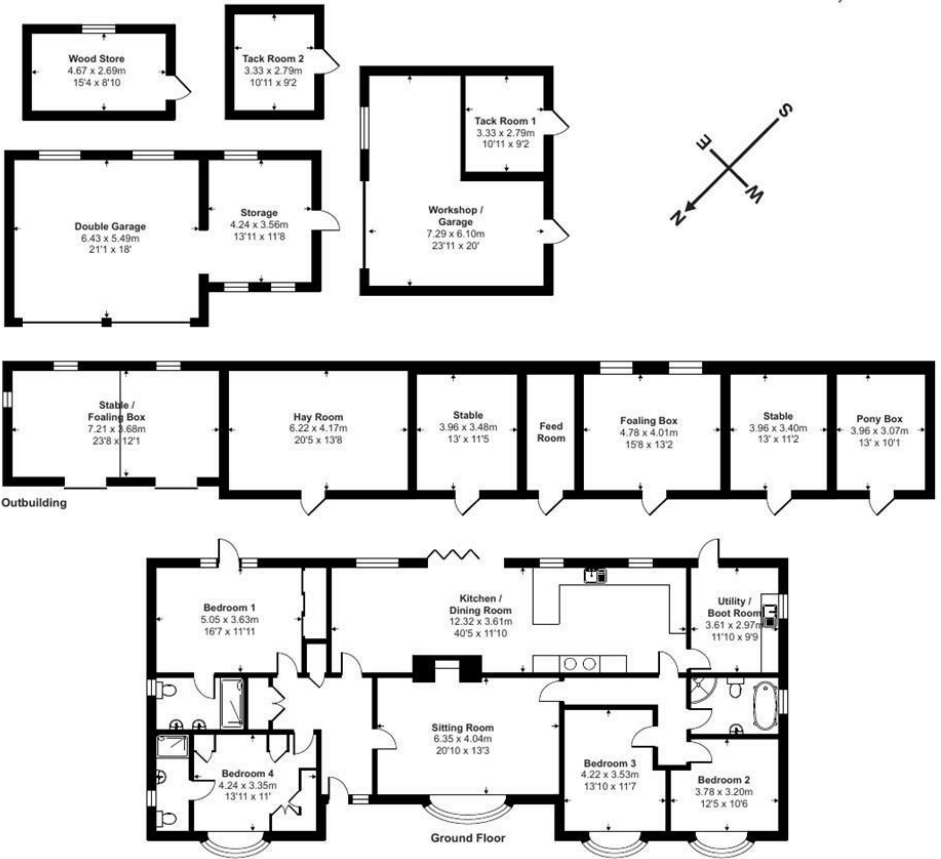
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 2059 sq ft / 191.3 sq m
Garages / Workshop / Storage = 928 sq ft / 86.2 sq m
Outbuilding / Tack Rooms / Wood Store = 1694 sq ft / 157.3 sq m
Total = 4681 sq ft / 434.8 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). © nichcom 2025. Produced for Stags. REF: 1313258



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