



Higher Headborough Farm  
Ashburton, Dartmoor, Devon

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A **beautiful family home** on the edge of the much sought-after town of Ashburton with a superb holiday let, outbuildings and 3.36 acres of land.

**Summary of accommodation**

**Higher Headborough Farm**

**Ground Floor:** Entrance hall | Sitting/dining room | Drawing room | Kitchen/breakfast room | Utility/laundry | Boot room | WC

**First Floor:** Five bedrooms, two en suite | Separate shower room and WC

**Tithe Barn**

**Ground Floor:** Hall | Kitchen/sitting/dining room | Utility | Games room | Bedroom with en suite | WC | Store

**First Floor:** Two en suite bedrooms

**Office Barn**

**Ground Floor:** Office | Shower room | Stores

**First Floor:** Office/sitting room

**Outbuilding**

Party barn | Workshop | Carport | Stores

**In all approximately 3.36 acres**

**Distances**

Ashburton 0.4 miles, Totnes 9 miles, Exeter 23 miles (London Paddington 2 hours) Plymouth 25 miles  
(All distances and times are approximate)



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## Situation

Higher Headborough Farm is an outstanding home enjoying lovely views over the surrounding countryside. Whilst being in a secluded position the property is only 0.4 miles and within easy walking distance of the thriving town of Ashburton. It is also within five minutes of Dartmoor National Park and the River Dart, and an easy drive to the South Hams, famous for its beaches, surfing and sailing.

Ashburton has an excellent range of facilities including independent restaurants such as Emilia, Rafiki's and the Old Library as well as coffee shops, a delicatessen, butcher, artisan bakery, a fish deli and cookery school. Totnes is also nearby providing a wide range of facilities and is a thriving market town. Exeter also has excellent shopping facilities including John Lewis, Waitrose and IKEA.

There are excellent schools in Exeter such as Exeter School and the Maynard as well as Torbay Grammar Schools, Churston Grammar School, Stover in Newton Abbot and Mount Kelly in Tavistock.





The A38 dual carriageway is accessible at Ashburton with fast links to the M5, Exeter and Cornwall. There are excellent rail links from Totnes and Newton Abbot as well as flights from Exeter Airport. The house is also ideally located to take advantage of much of what Devon has to offer.

There are outstanding walking, cycling and riding opportunities within easy reach of the house and also wild swimming available in the pools of the River Dart. For golfers there are many courses on Dartmoor and the south coast including Bovey Castle and Thurlestone both of which offer excellent facilities.

## Higher Headborough Farm

Higher Headborough Farm is a superb Grade II listed home on the edge of the popular town of Ashburton. The historic property has a wonderful rural feel being surrounded on all sides by beautiful countryside whilst being within easy walking distance of local amenities.

The main farmhouse is full of period features and ideal for entertaining with a lovely kitchen breakfast room which also has an AGA.



This flows into an open plan dining and sitting room featuring beautiful oak beams and a superb granite fireplace and wood-burner. There is also a further large sitting room which is perfect for cosy evenings in with its open fireplace and stylish interior creating a relaxing spot to unwind. There are five bedrooms in total including a beautiful principal bedroom with Dartmoor views. It is also worth noting the beautiful and generous utility area and entrance hall with original sixteenth century door frames which give a real sense of arrival to the farmhouse.





## The Tithe Barn

Separate to the main house, the Tithe Barn is a best in class holiday let which is ideal as an income stream. This property is presented in excellent order and perfectly blends modern comfort whilst retaining its period features. The entire ground floor has underfloor heating and folding oak-framed doors leading to a beautiful terrace overlooking the orchard and pond making it ideal for al fresco dining. There are three substantial en suite bedrooms with the principal overlooking the grounds via a Juliet balcony. The separate games room also has huge potential and opens into the attractive courtyard.

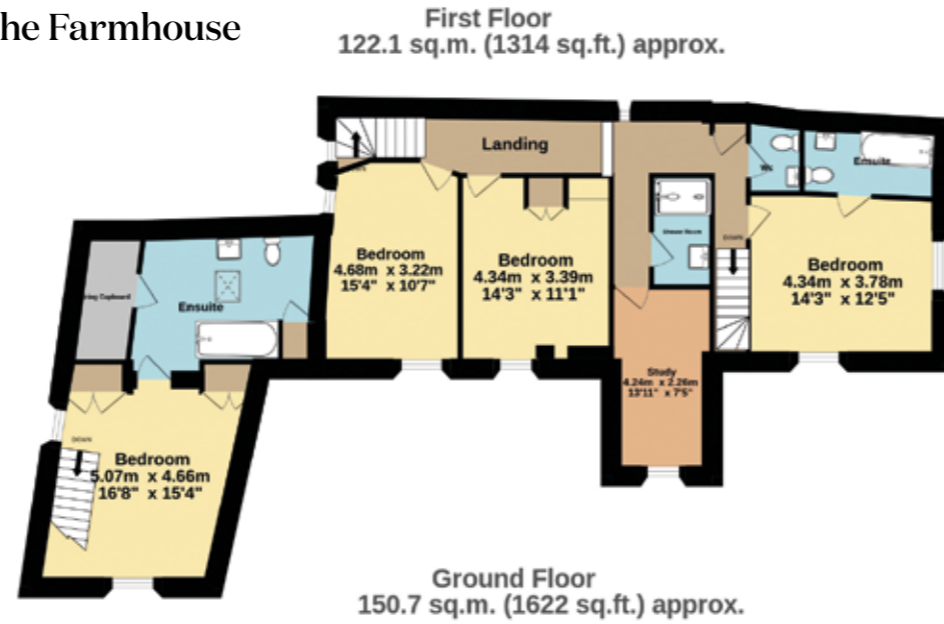




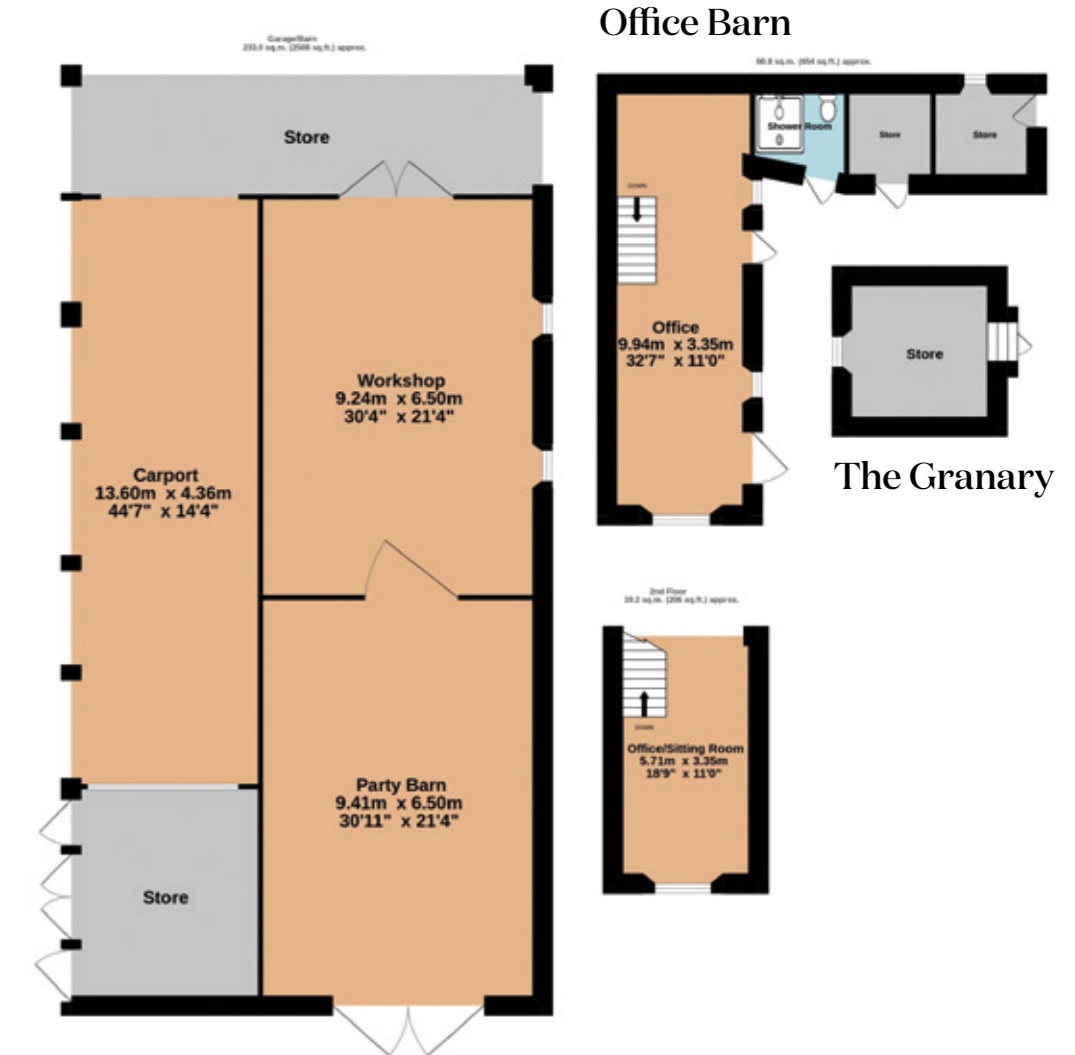
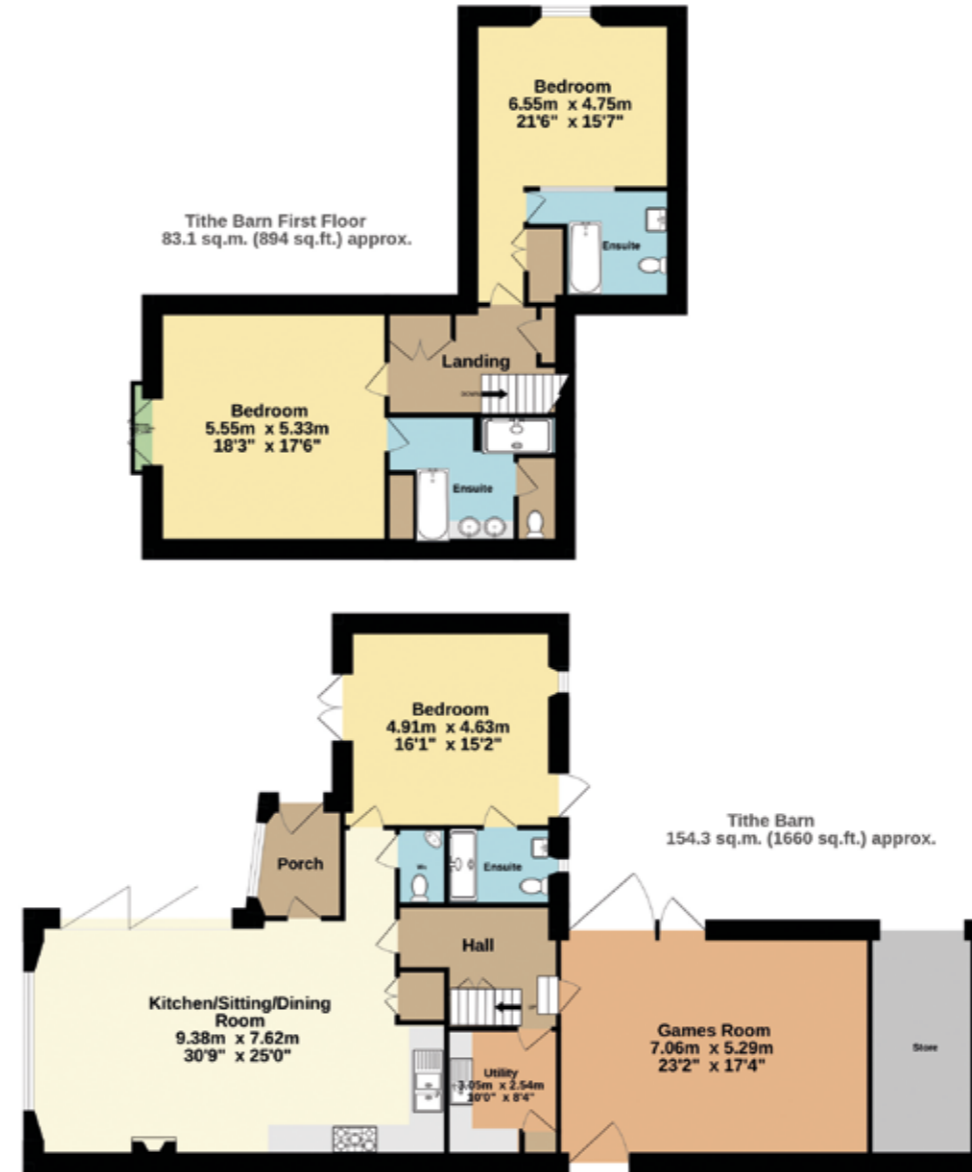
Approximate Gross Internal Floor Area  
823.0 sq m (8859 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

### The Farmhouse



### The Tithe Barn

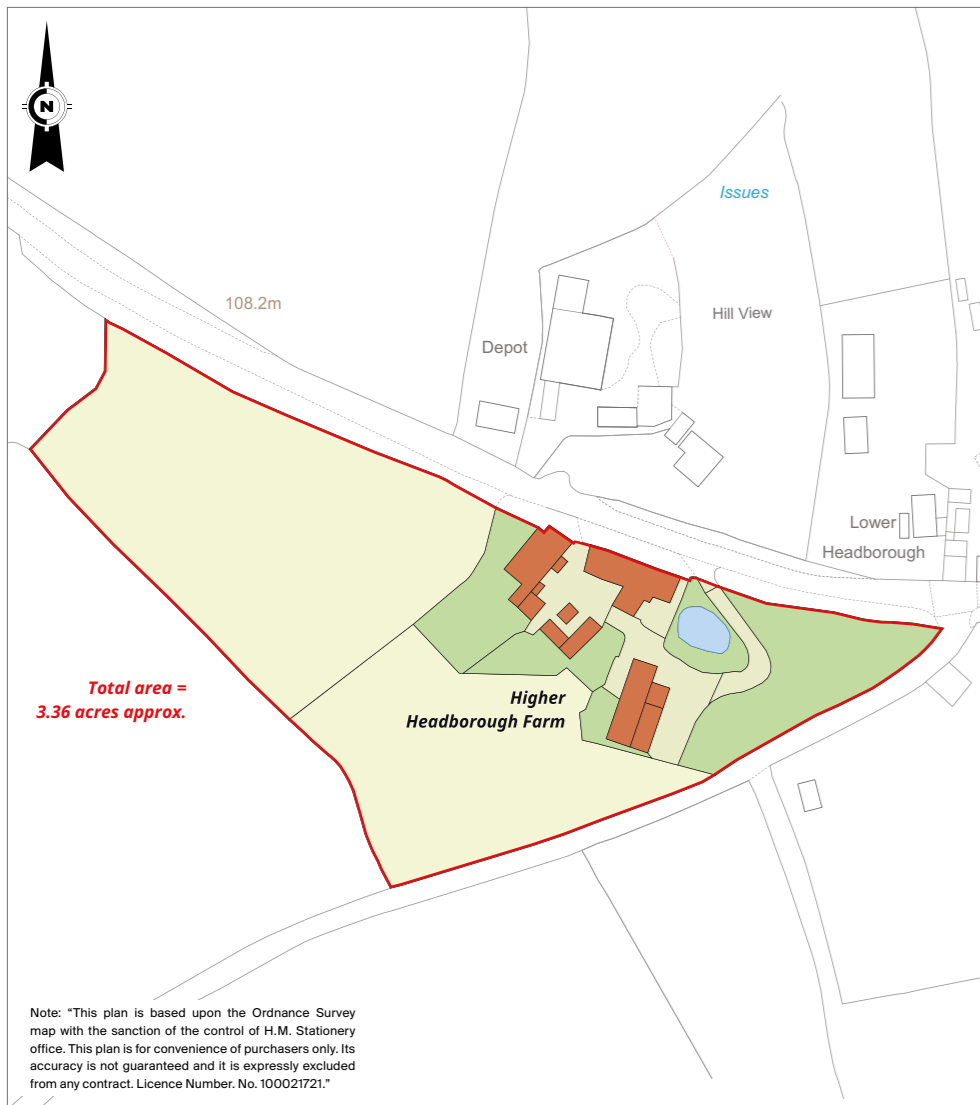


- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Beyond the main accommodation the house is well set up for running a business from home, with a two-storey barn converted for office use, with electricity, gas central heating and mains water and an adjoining WC. There is also a further large wooden barn which incorporates a workshop, party barn and wood store.

The land amounts to about 3.36 acres making it ideal for equestrian use. Closer to the house the gardens are mature and beautiful receiving plenty of sun with the southerly aspect. There is a vegetable patch, fruit cage and orchard with a wide variety of fruit all adding to the overall sense of well-being at this lovely home.





## Services

Mains electricity, gas, water and drainage. Superfast broadband.

## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

## Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

## Directions (Postcode TQ13 7QR)

From Exeter and the M5 take the A38 towards Plymouth. Take the second Ashburton turning signed services and continue past Pear Tree garage. Take the first right into the town and head into the centre and then left up North Street. Head up North Street past the park and Victoria Inn. At the bridge turn left up Headborough Road. Higher Headborough Farm is on the left-hand side. Please ignore the Tithe Barn entrance and park up by the farmhouse on the driveway by the road.

## Property information

**Tenure:** Freehold

**Local Authority:** Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX. Tel: 01626 361 101.

**Council Tax:** Higher Headborough Farm –Band F

**EPC Ratings:** Higher Headborough Farm – D

**Guide Price:** £1,950,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024, Photographs and videos dated May 2024.

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