



Aish Cross House, Aish, Stroke Gabriel, Devon





A beautiful country house with **glorious gardens**, and three holiday cottages. Situated in a peaceful and rural setting, about a mile from the River Dart.

Summary of accommodation

Ground Floor: Entrance porch | Entrance hall | Drawing room | Dining room | Snug/library | Conservatory | Kitchen
Breakfast room | Walk in pantry | Laundry room | Cloakroom

First Floor: Main bedroom with en suite bath/shower room | Three further double bedrooms | Study
Family bath/shower room

Second Floor: Double bedroom | Shower room | Attic store rooms

Three 5* holiday cottage, all with two bedrooms, living room, kitchen, garden and parking

Large double garage/workshop | Shed/general store | Garden sheds | Greenhouse | Studio/games room | Dining lodge

Glorious lawned gardens | Kitchen garden | Orchard | Large driveway offering parking for several vehicles

Gross Internal floor Area in total and including the cottages 7389 sq ft (686 sq m)

Distances

Stoke Gabriel 1 mile, Totnes 3 miles, A38 9 miles

(All distances are approximate)



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The location

The South Hams is arguably one of the most sought-after waterfront locations in the UK with an uncommonly temperate climate and golden beaches. Aish Cross House is situated on a quiet country lane in a rural and tranquil setting, about a mile from Stoke Gabriel, a pretty village on the banks of the River Dart, with a few eateries, a sailing club, a primary school, and excellent village shop.

The historic market town of Totnes is about 3 miles away with an eclectic and wonderful mix of independent shops, boutiques and galleries, pubs, restaurants and cafes, and a main line rail link to London Paddington in 2 hrs 40 mins.

Totnes also offers a supermarket, a leisure centre with indoor swimming pool and a cinema. Dartmoor National Park just 10 miles to the north.

Aish Cross House

In 1815, Aish Cross House (which is not listed) was originally built as one of two houses for two brothers. In later years, the houses were reconfigured to provide one substantial and beautiful home, and in 2004 and again in 2010, the current owners converted the outbuildings to provide three additional cottages, The Coach House, The Stable and The Hayloft. The house and cottages are beautifully screened from each other with stone walling and mature shrubbery, and the house can be approached either through double gates off the lane, or via the gravel drive to the rear. The house affords the utmost privacy, with accommodation arranged over three floors and superb views across the surrounding countryside. The beauty of the house cannot be seen from the road.

An enclosed porch leads to the large entrance hall, with an elegant staircase rising to the first floor. The drawing room and dining room are both impressive reception rooms, with open fires and large sash windows overlooking the gardens. There are three further reception rooms, the snug/library, conservatory, and breakfast room with a gas fired 'woodburner' in the fire recess. The kitchen is well fitted with an oil-fired AGA, dishwasher, oven and hob, and there is a walk-in pantry.



There are five bedrooms and three bath/shower rooms arranged over the upper two floors, along with a study and a walk-in attic store.



The Cottages

Three award winning holiday cottages, beautifully presented, and well equipped. All offering two bedrooms, a well-appointed kitchen, a cosy sitting room, private outside areas, and parking.

Outside

The grounds at Aish Cross House extend to about 1.5 acres and are beautifully landscaped. There are three gardens, all independent of each other and all offering a high level of privacy. The beautiful lawned walled garden to the front of the house, offers an array of colour with well-stocked flower beds and borders, and a pretty summerhouse. There is a large sweeping lawn and orchard which is for the use of the cottages and in this garden is an outside studio which is equipped as a games room. Across the lane is the 'island rose/kitchen garden' with a productive veg patch and a lawned area with seating and a "hobbit" style bbq lodge for al fresco dining, with banquette seating for up to 15 people and central fire pit/BBQ.

There is driveway parking for several vehicles and an electric vehicle charging point.



Outbuildings include a large double garage/workshop, shed/general store, garden sheds, greenhouse, studio/games room, dining lodge.

Services

Mains electricity and water, private drainage, oil fired central heating.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TQ9 6PT)

Proceed from Totnes on the A385 towards Paignton. After a couple of miles, and once you have passed Loncombe Cross Garden Centre on your left, take the next right to Stoke Gabriel. This road leads into Aish. At the small crossroads, turn left and then right into the driveway for Aish Cross House.

What3words: think.debt.daffodils

Property information

Tenure: Freehold

Local Authority: South Hams District Council

Council Tax: Aish Cross House – Band G

EPC Rating: F

Guide Price: £2,000,000

**Approximate Gross Internal Floor Area
664.8 sq m (7156 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.



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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