



Aish Cottage, Aish, Devon



A beautiful south-facing home which is **full of character** with far-reaching views over the South Hams.

Summary of accommodation

Ground Floor

Entrance hall | Sitting room | Dining room | Kitchen | Snug | Study | WC

First Floor

Principal bedroom | Two further bedrooms, one with en suite shower room | Family bathroom

Outbuildings

Garage | Three stone sheds

Distances

Totnes 3.2 miles, Stoke Gabriel 1 mile, Exeter 31 miles (London Paddington 2 hours 47 mins)

(All distances and times are approximate)



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Situation

Aish Cottage is ideally located for everything the South Hams and Devon has to offer. There is easy access to the River Dart via the popular village of Stoke Gabriel as well being within convenient reach of the popular market town of Totnes. From the house there are excellent views out over countryside towards the Dart valley.

Communications are good and regular intercity rail services run from Totnes to London (Paddington – 3 hours). The A38 Devon Expressway, about 10 miles to the north, provides dual carriageway access to the M5 motorway at Exeter. There are regular flights to London and other UK and international destinations from Exeter airport.

Despite this unspoilt setting, the village of Stoke Gabriel is only about a mile away with pubs, 2 restaurants, sailing club, a junior fun sailing club and an excellent football club and cricket club. The village has a Parish Church, a primary school, and excellent village shop. There is a thriving local community in Stoke Gabriel which also has an annual Carnival and Regatta. It is just 2 miles to the nearest supermarket and about 4 miles to both Totnes and Torbay which provide a first class selection of shops, schools and cultural amenities, including music and drama at Dartington.



Stoke Gabriel has a toddler group, pre-school and a very successful primary school. 5 miles away are Torquay girls and boys grammar schools along with independent schools, all of which are serviced by coaches from Totnes. Secondary schooling in the area is excellent; South Devon College is recognised by Ofsted as 'Outstanding' and one of the top Further Education and Tertiary Colleges in England. There are easy links to Exeter's fine selection of state and independent schools with a school bus collection from Newton Abbot.

The River Dart is, of course, well known as a wonderful centre for yachting and dinghy sailing. There are endless opportunities for exploring the river and its mouth at Dartmouth about 5 miles away right up to Totnes. For cruising yachts Dartmouth is a wonderful base, with Torbay and the Solent to the east, Plymouth, Fowey, Falmouth and the Helford River to the west and the Channel Islands and France to the South. Other sporting amenities in the area include good golf courses at Churston and Dartmouth. Dartmoor National Park just 10 miles to the north provides endless opportunities for riding, walking and fishing and there are a number of good shoots in the area.

The property

Aish Cottage is a wonderful charming home with superb views over rolling countryside towards the River Dart. The house is full of character and has ample parking on arrival as well as a separate garage which has the potential to be converted subject to the necessary planning consents. On entering the property there is a spacious hallway which leads to a beautiful open plan kitchen breakfast room and snug with a wonderful and generous wood burner. This leads to a sunroom with a further wood burner and direct access to the south-facing garden making it ideal for al fresco dining particularly with the terrace in overlooking the view.

On this floor there is also a further office/bedroom with direct garden access and there is good Wifi throughout making working from home a real possibility. There are three further generous bedrooms on the first floor all of which boast outstanding far reaching views and large windows including a very attractive principal bedroom. There is also a family bathroom. Subject to planning, there is the possibility of two extra bedrooms with en suite bathrooms in the loft space.



Directions (Postcode TQ9 6PS)

From Totnes take the A385 and follow until Longcombe Nursery and Garden Centre. Shortly after this point turn right at the garage towards Aish and Stoke Gabriel. Continue on this road until Aish and Aish Cottage is on the right-hand side.

Property information

Tenure: Freehold
Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.
Council Tax: Band F
EPC Rating: F
Offers in excess of £850,000



Gardens

The garden itself is a key selling point of the property, it is not overlooked and has a mature Wisteria over the terrace as well as an orchard, pond and many areas to take in the tranquility and sunshine.

Services

Mains electricity, LPG gas and septic tank.

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.

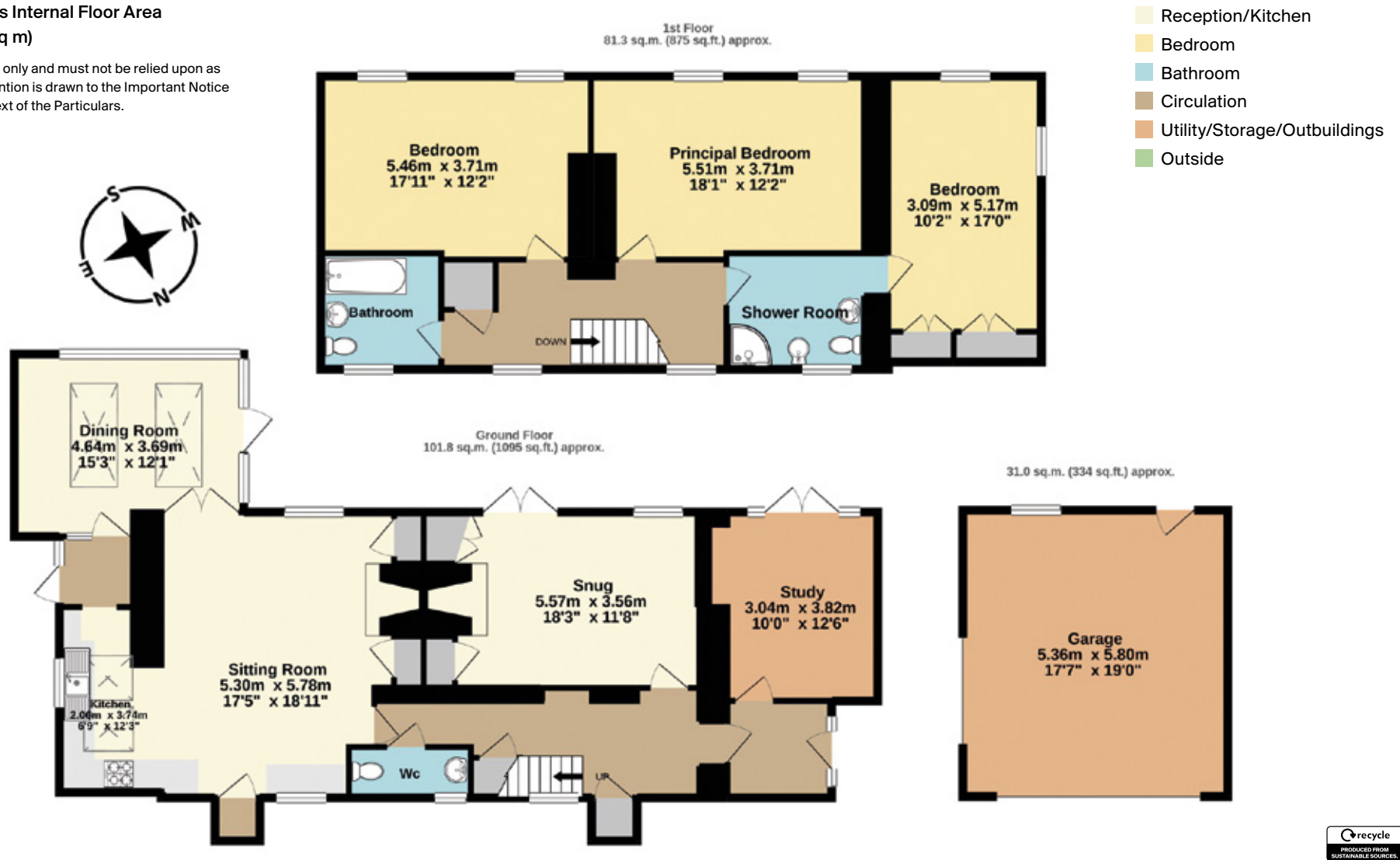
Viewing

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

Approximate Gross Internal Floor Area

214.1 sq m (2305 sq m)

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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