



## WHISTLEY HALL


Ashburton, Devon







# A CHARACTERFUL AND BEAUTIFULLY PRESENTED PERIOD HOME

With its own converted coach house and pretty, walled courtyard garden.


  
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Local Authority: : Teignbridge District Council ([www.teignbridge.gov.uk](http://www.teignbridge.gov.uk))  
Council Tax band: F  
Tenure: Freehold

Guide price: £850,000





## SITUATION

Whistley Hall is situated opposite the local primary school and just a few minutes' walk from the centre of the small town of Ashburton on the eastern edge of Dartmoor.

**Shopping:** With a population of about 7,700, Ashburton has a good selection of independent local shops and businesses. These include the popular Rafikis restaurant, Emilia's and The Old Library.

**Roads:** The property has very quick access onto the A38/Devon Expressway, which is the principal arterial road in the area linking the cities of Exeter and Plymouth.

**Trains:** There are railway stations in Totnes and Newton Abbott. Both are about 20 minutes away by car, with connecting services from Exeter to Paddington and Waterloo.





**Airports:** Exeter Airport is less than half an hour away providing flights to both UK and international destinations.

**Education:** The area has a wide choice of schools from both the state grammar and independent sectors including Ashburton Primary School opposite.

**Distances:** A38/Devon Expressway 0.7 mile, Totnes 9.4 miles, Exeter 22.8 miles, Exeter St Davids to London Paddington 2 hours 10 minutes. (All distances are approximate).

# THE PROPERTY

Once part of one of the oldest farms in Ashburton, Whistley Hall today is a characterful and well-presented two storey home with a detached, former coach House. Both buildings are built of the local limestone under slate roofs.

The property is unlisted and packed with characterful fittings including white-painted ceiling beams and joists, stone mullion windows, stone flagged and timber floors and a lovely fireplace fitted with a wood-burning stove.

Overall, the property has a great feeling of light and space and is very well presented. The main reception room on the ground floor has ample space for separate seating and dining areas with light coming in on all four sides and is floored with beautiful flagstones. The adjacent sunroom has a slate-tiled floor, rooflights and floor to ceiling, south-facing windows looking out onto the pretty walled courtyard garden.

The kitchen/breakfast room has natural light flooding in through south and west-facing windows, a timber floor and is fitted with a gas-fired, two-oven Rayburn inset in the original range fireplace and a separate gas-fired hob.

Upstairs off the u-shaped landing are three good-sized double bedrooms with plenty of fitted wardrobes and a family bath and shower room.







## OUTSIDE

The separate former coach house has been converted to a similar standard and does not impinge on the privacy of the main house. The two properties joined by tall stone walling forming a delightful courtyard garden with a small lawn and cobbled parking for two cars. There is also an EV charger.

## DIRECTIONS

From the A38/Devon Expressway take exit to Ashburton and follow the signs onto the B3352. From the town sign continue along the B3352 for about a third of a mile and then turn left opposite a red-painted house onto Woodland Road. The driveway entrance to the property will be found on the left after about 130 yards, just before the junction at the end of the road.

Postcode: TQ13 7FJ

What3Words: ///registers.returns.hurt







## PROPERTY INFORMATION

**Services:** Mains water, electricity, drainage & gas. Gas-fired central heating overall with underfloor heating in the sitting room. Gas-fired Rayburn & separate hob.

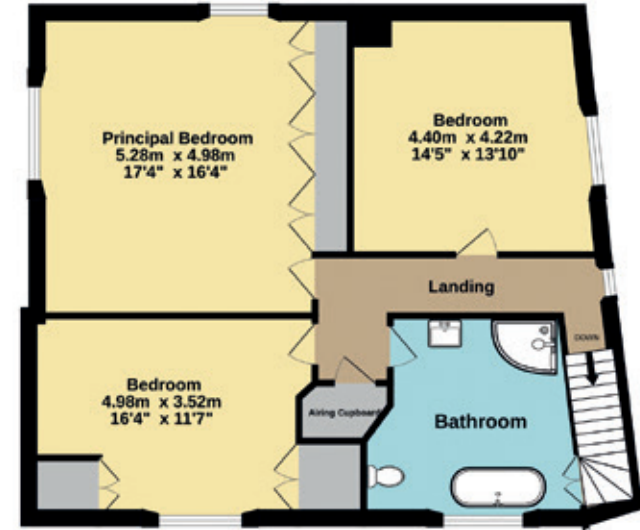
**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Ground Floor  
110.2 sq.m. (1186 sq.ft.) approx.



1st Floor  
87.1 sq.m. (938 sq.ft.) approx.



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

The Coach House Ground Floor  
31.7 sq.m. (341 sq.ft.) approx.



The Coach House 1st Floor  
30.5 sq.m. (328 sq.ft.) approx.



Approximate Gross Internal Area =  
259.5 sq m (2794 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted  
to tell you more.

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