



## DART VALE

Ashburton, Dartmoor, Devon





# A WONDERFUL HOME WITH SUPERB VIEWS

Just outside the much sought-after town of Ashburton.

## Summary of accommodation

**Ground Floor:** Reception hall | Sitting/dining room | Garden room | Kitchen/breakfast room | Utility room | Bathroom

**First Floor:** Principal bedroom suite | Three further bedrooms | Shower room

**Second Floor:** Bedroom | Two stores

**Outside:** Gardens | Garage | Greenhouse | Outbuildings

**In all about 1.38 acres**

**Distances:** Ashburton 1.4 miles, Totnes 8.8 miles, Exeter 23 miles (London Paddington 2 hours), Plymouth 25 miles  
(All distances and times are approximate)

**Offers in excess of £1,250,000**



# SITUATION

Dart Vale is an outstanding home enjoying lovely views over the surrounding countryside down the Dart Valley. Whilst being in a secluded rural position the property is only 1.4 miles and within easy walking distance of the thriving town of Ashburton. Set within Dartmoor National Park, within 5 minutes of 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, Thurlestone and Bigbury all of which offer excellent facilities.





# THE PROPERTY

Dart Vale is a superb unlisted home, built in the mid 19th century, with outstanding views from the key rooms over the wonderful surrounding country side. The house which was once the residence of Neville Chamberlains Granddaughter has not been on the market for 31 years and is a real opportunity for any incoming buyer. The property has been well looked after and is light and airy throughout.

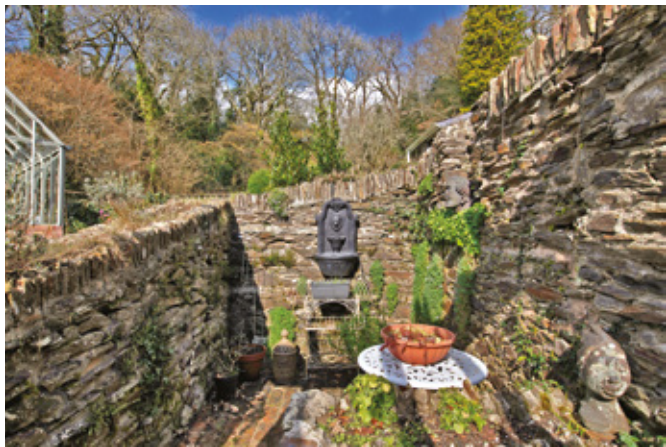
The entrance hall gives a great sense of arrival from which the key reception rooms are accessed. The kitchen sitting room and dining area are ideal for family gatherings with a lovely wood burner in the lounge for cosy winter evenings in. The south facing garden room leads from here, receives plenty of sun and is a wonderful space to read and take in the impressive outlook towards Ugborough Beacon. On the practical side the spacious utility and downstairs bathroom are well placed in light of all the outdoor activities available nearby.



The principal bedroom suite is impressive and offers further views as well as ample storage. There are four further bedrooms which offer the versatility to make Dart Vale an excellent family home.







Outside there are many mature trees and shrubs including a well established Magnolia which looks magnificent in the Spring. To the front of the property is the drive with plenty of parking for a number of cars as well as large garage. There is also a lawn which is an ideal spot to take in the view and enjoy the southerly aspect.

Al Fresco dining is also a real possibility with a patio area and pagoda which also has its own power supply and outdoor lighting. For keen gardeners there are a number of productive raised beds as well as a compost area. The green house is a useful addition and there is also woodstore and a number of store rooms and sheds.







# PROPERTY INFORMATION

**Services:** Mains electricity and water, separate treatment plant. Oil fired heating.

**Tenure:** Freehold

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

**Council Tax:** Band G

**EPC Rating:** E

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

**Directions (Postcode TQ13 7NW):** From Exeter and the M5 take the A38 towards Plymouth. Take the second Ashburton turning signed services and continue past Pear Tree garage. Continue towards Dartmoor and the River Dart Country Park. After passing the Country Park take the first right up the Hill towards Ashburton and Dart Vale is the first house on the left-hand side.



Approximate Gross Internal Area  
365.1 sq m (3930 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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