

ASHBURTON
COURT
79



ASHBURTON COURT

79 EAST STREET • ASHBURTON • DEVON

Newton Abbot 7.5 miles, Exeter 21.9 miles
(all distances and times are approximate)

A warm welcome awaits you at No. 79. - An eight bedrooomed, Grade II Listed Georgian Villa centrally located in Ashburton, a historic stannary town located between the coast and the moor. this is not your standard guest house, this is Ashburton Court.

Kitchen/Breakfast Room | Eight Bedrooms | Extensive Owners Accommodation
Private Walled Gardens | Self-contained Cottage | Courtyard seating area
Grade II Listed | Established Lifestyle Business

THE DARTMOOR OFFICE

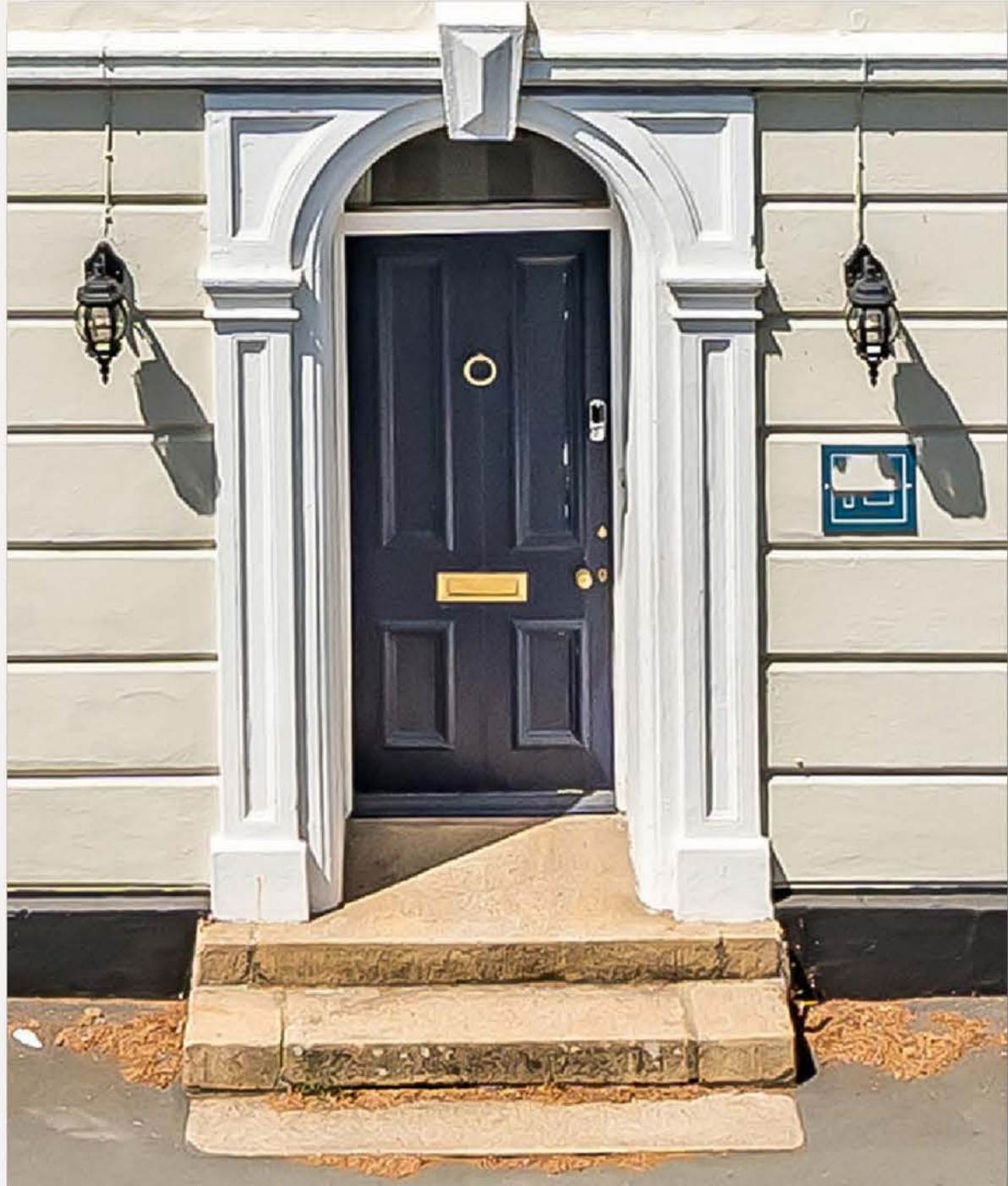
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Welcome Home ...



Embrace the joy of living in a property that offers not only comfortable accommodation but also substantial prospects for investment and growth. Indulge in a lifestyle characterised by comfort, elegance, and limitless possibilities. Whether you're an astute investor, a discerning traveller, or a family yearning to build a haven for generations to come, this property could be the perfect canvas for your dreams.

Immerse yourself in the world of hospitality with the choice to continue to run this handsome residence as a charming Bed and Breakfast or look at the possibilities for a luxurious Boutique Hotel, or indulge in the freedom of Self-Catering. However, this property holds even greater potential. For those with a vision of creating an exceptional family home for multi-generational living, this opportunity is truly extraordinary.

Don't let this opportunity slip away—seize the moment and unlock the substantial opportunities that await you.



No. 79 is not your typical guest house—it is an esteemed establishment that exudes a distinct sense of grandeur and sophistication. With eight thoughtfully designed bedrooms, this historic stannary town residence promises a warm welcome to all who enter its doors.



Step through the arch-featured front door into the entrance hall, which leads to the ground floor living accommodation, guest areas, orangery and owners living space. Brimming with period and modern features as well as being full of light filled space. Beautiful flooring flows throughout, giving a sense of continuity and classic style.



Open the doors to the beautiful reception rooms, all decorated in keeping with the age of the property and restored period features give the space a real sense of refinement seen and felt throughout this home.. Set up to welcome guests, there is a large commercial kitchen, utility and walk-in larder space as well as a dining room where guests can take breakfast. A stunning Orangery sits to the far side, full of period character and offering a serene space with an arched glazed roof and stained glass door.





Time to head up to the first floor which carries the same elegant style, light and space so evident in this property. Doors lead to two of the bedrooms, both with en-suite bathrooms, and a third bedroom being laid out as a self-contained suite with bedroom lounge and en suite bathroom. There is also a cloakroom off the half landing.



There are four more bedrooms with en suite bathrooms to the second floor.



The bedrooms have original style sash windows offering glimpses of the Town or gardens and many have period features such as cast iron fireplaces.





Outside, the property has delightful walled garden full of character and charm as well as a courtyard immediately adjacent to the house itself. Designed with entertaining in mind, there is plenty of space to accommodate seating, ideal for capturing the evening sun. Soak up the splendour of this perfectly private setting, To live here is an escape from modern life, a step away from the hustle and bustle.





About... Ashburton

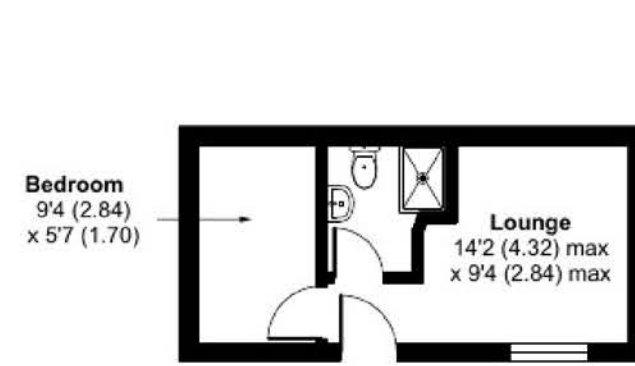
Ashburton sits within Dartmoor National park and is a beautiful town with a superb range of shopping facilities, including independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School. There is also a primary school and South Dartmoor Community College. Dartmoor National Park is easily accessible and offers superb facilities for riding, walking, fishing and golf, including the popular Stover Golf Club. Ashburton is a thriving all right on the doorstep.

The market town of Newton Abbot, about 7 ½ miles away, has a mainline train station and easy access to the A38 and M5. It also has many other amenities; including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities.

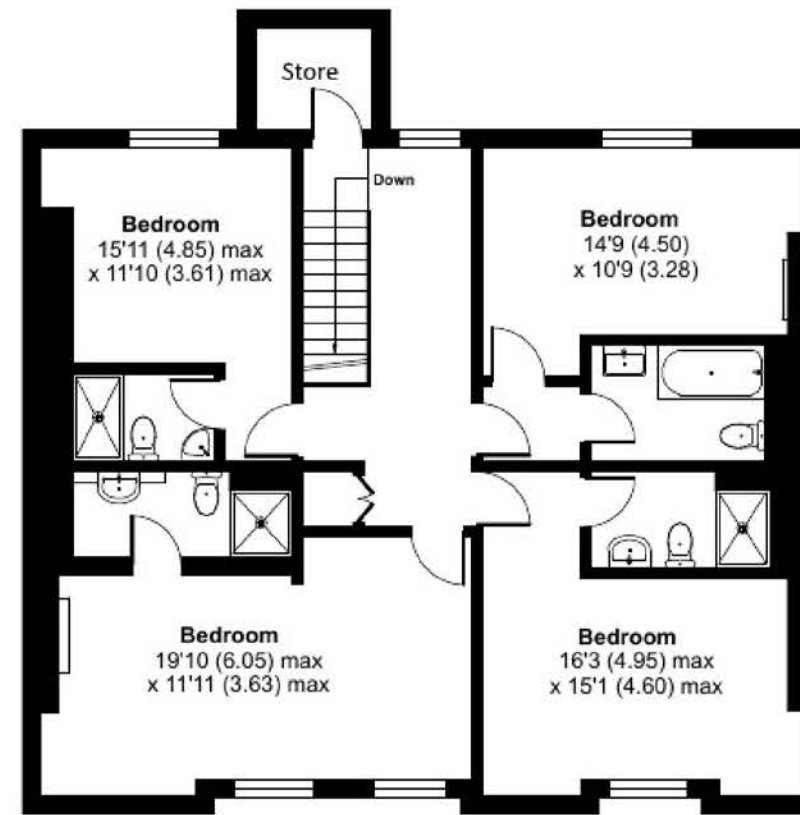
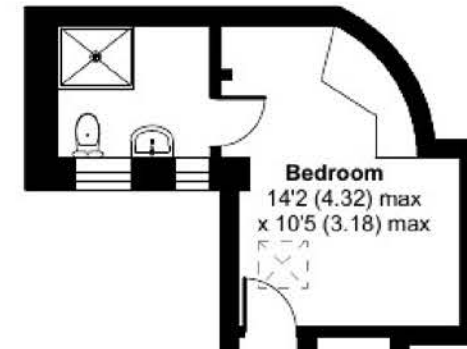
The property is within 10 minutes of the open moor and within 40 minutes of the coast. There is plenty to see and do both in Ashburton itself, close by, and further afield. Ashburton is within 30 miles of Exeter/Exeter airport and 40 minutes to Plymouth. From Totnes there are also plenty of buses and a mainline train service from London to Penzance.



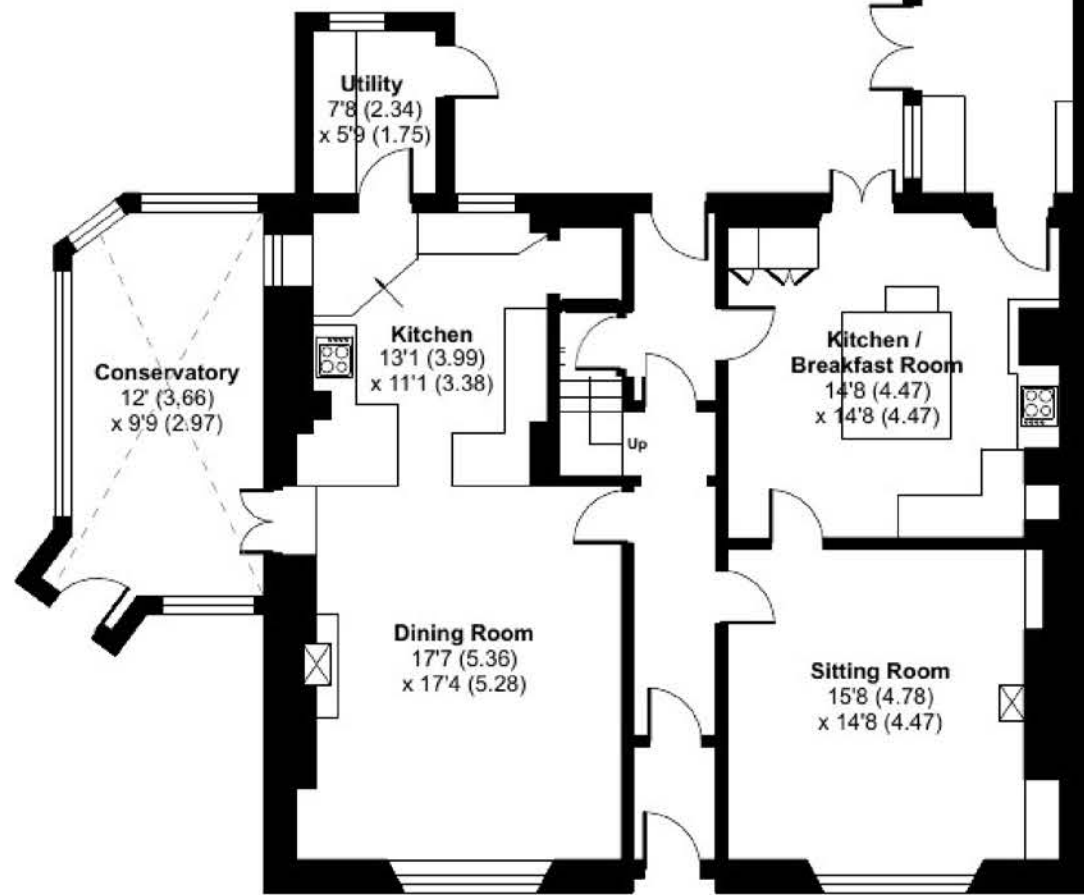
Floorplans



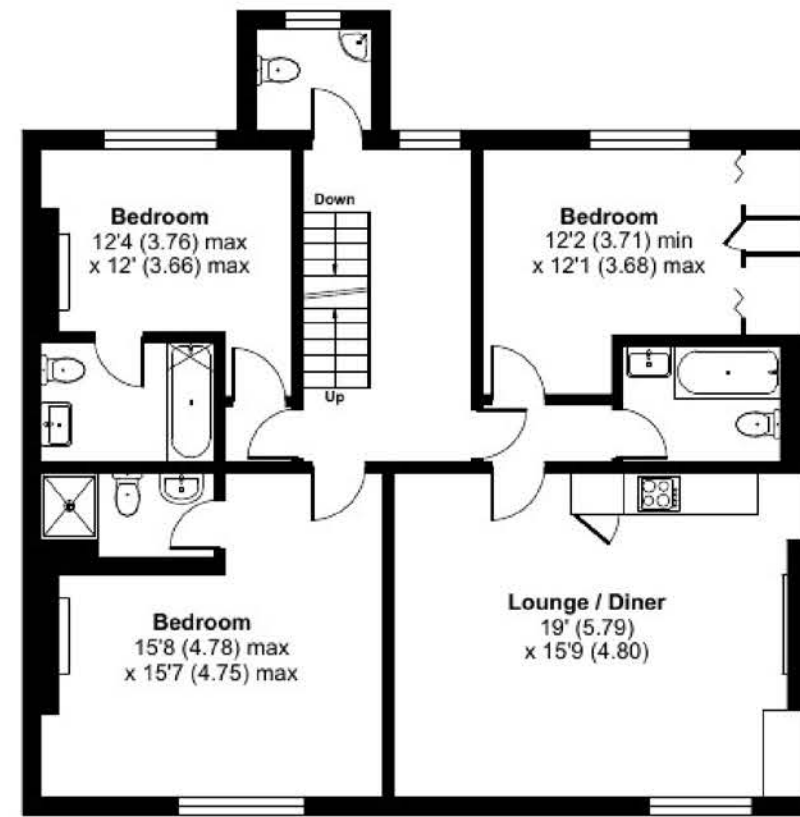
THE COTTAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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The Little Details...

- Detached Georgian Villa
 - 7 Letting bedrooms
 - Owners Accommodation
 - Beautifully finished
- Self-contained annexe space
 - Freehold
 - EPC Exempt
- Private walled garden
- Sought after location
- Superb lifestyle offering

Services - All mains services are connected



ASHBURTON COURT - A BEAUTIFUL PERIOD HOME WITH MUCH POTENTIAL TO CREATE A LIFESTYLE BUSINESS OR STUNNING PERIOD HOME - FALL IN LOVE WITH ALL THAT IS HAS TO OFFER.



To view simply call 01364 652652
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