



The Cobwebs Ashburton

Ashburton
Brides
10 West Street,
Ashburton

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No loading
at any time

THE COBWEBS

12 WEST STREET • ASHBURTON • DEVON • TQ13 7DU

The Cobwebs is likely to be one of the oldest properties in Ashburton, believed to date back to c.16th century. This fabulous Grade II mid terrace, four bedroom home is overflowing with character and has a lovely feel throughout. It is a very flexible property and makes a fabulous home but also offers a live/work opportunity - possibly to run your business on the ground floor which over the years has had many uses including retail, office space and other business offerings.

Lounge | Kitchen/Breakfast Room | Utility Room
Four Bedrooms | Family Bathroom | Country garden
Grade II Listed | No Onward Chain

THE DARTMOOR OFFICE

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SAWDYE
CELEBRATING



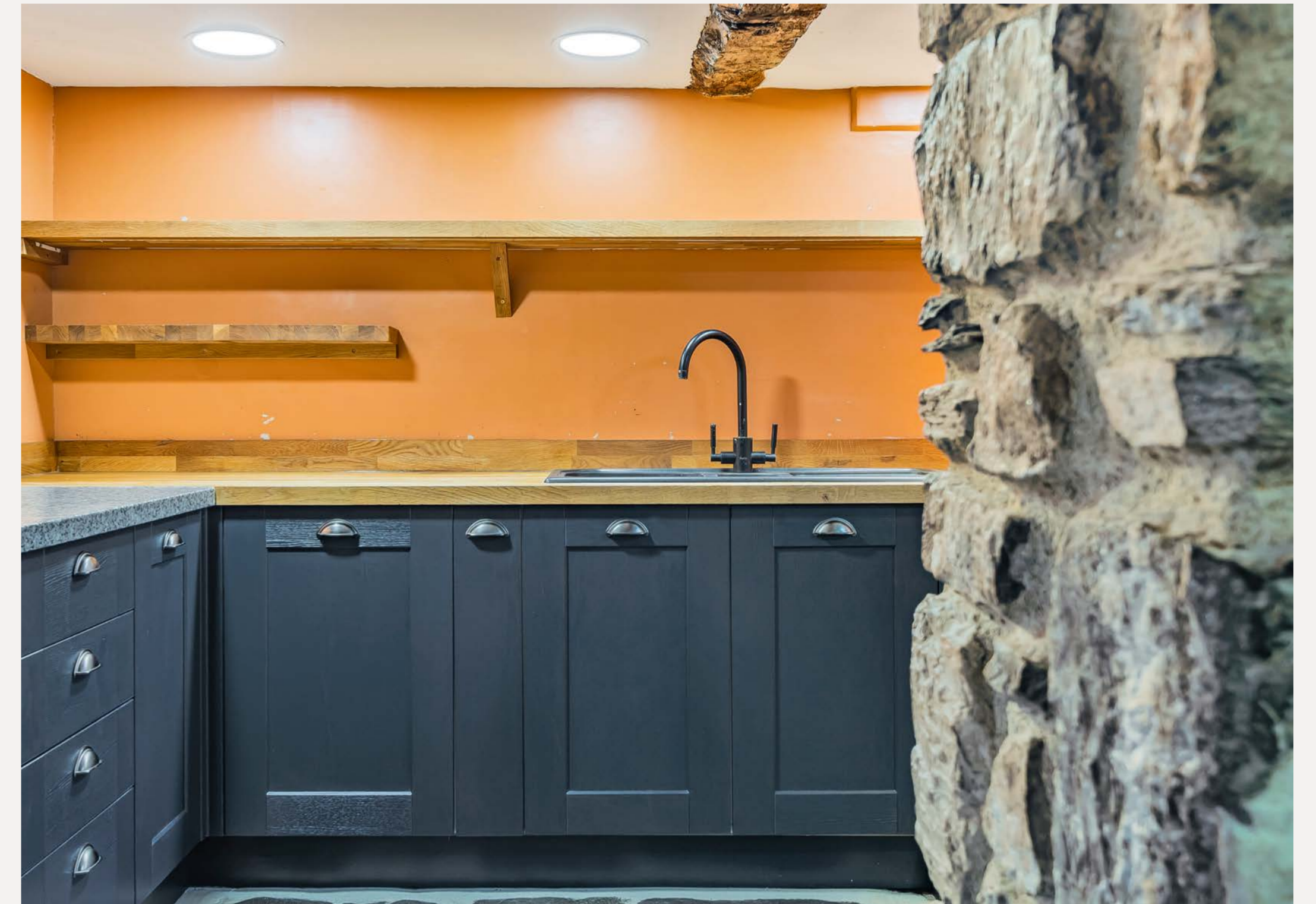
HARRIS
175 YEARS

Welcome ...



A timber front door leads into an INNER LOBBY. A multi paned inner glazed door then leads into the LIVING ROOM with two large windows to the front. A superb feature is the stone fireplace with large exposed timber beam, painted stone wall and wall mounted down lighters (woodburner does not work). This space is exceedingly versatile and has been used for many different uses over the years including retail and business premises and could be put to commercial use if so desired. There is also a beautiful antique style radiator and wide display/storage seating to the front of either window.





Leading into the KITCHEN/DINING ROOM, a lovely space full of character, with an original flagstone floor, large stone pillar, exposed stone wall and alcove to one side - thought to be originally have housed a kitchen stove but now providing useful storage space. A multi-paned window gives you a glimpse to the rear courtyard. The space is fitted to one side with a range of floor mounted kitchen cupboards with granite and timber work surfaces, one and a quarter stainless steel black sink and swan neck tap as well as open display shelving. There is also space for a dishwasher and gas cooker. This is a great space to cook and entertain.



A multi paned door leads to the REAR HALLWAY with exposed stone wall, space and plumbing for a washing machine and under counter storage. There is an older style stable door to outside.

Exposed timber staircase leads to the FIRST FLOOR and from here you get a feel of the age of the property with exposed timber boards and timber beams.

There is a fabulous sized LOUNGE/BEDROOM with exposed timber beams, multi paned window to the front and open fireplace with timber lintel over.

Another BEDROOM sits off this floor again with multi paned sash window to the front, exposed ceiling beams and antique radiator, together with a cast iron fireplace which finishes this room well.





The stairs rise again to the second floor and as you pass by exposed stone walls and timber beams and Velux skylight you come to a good sized landing area with door to further under eaves storage.

Two bedrooms are located on this level with the FRONT BEDROOM being a lovely room with original exposed A frames under eaves storage and timber floorboards.

The SECOND BEDROOM sits to the rear again with exposed A frame, timber flooring and antique style radiator.









The FAMILY BATHROOM also sits on this floor and has recently been upgraded including a rolled edge cast iron bath with shower mixer tap, separate quadrant shower with folding shower doors and waterfall shower over with separate hand held attachment, WC, pedestal wash hand basin. This lovely space has part panelled walls and modesty glazed windows to the rear as well as concealed storage.



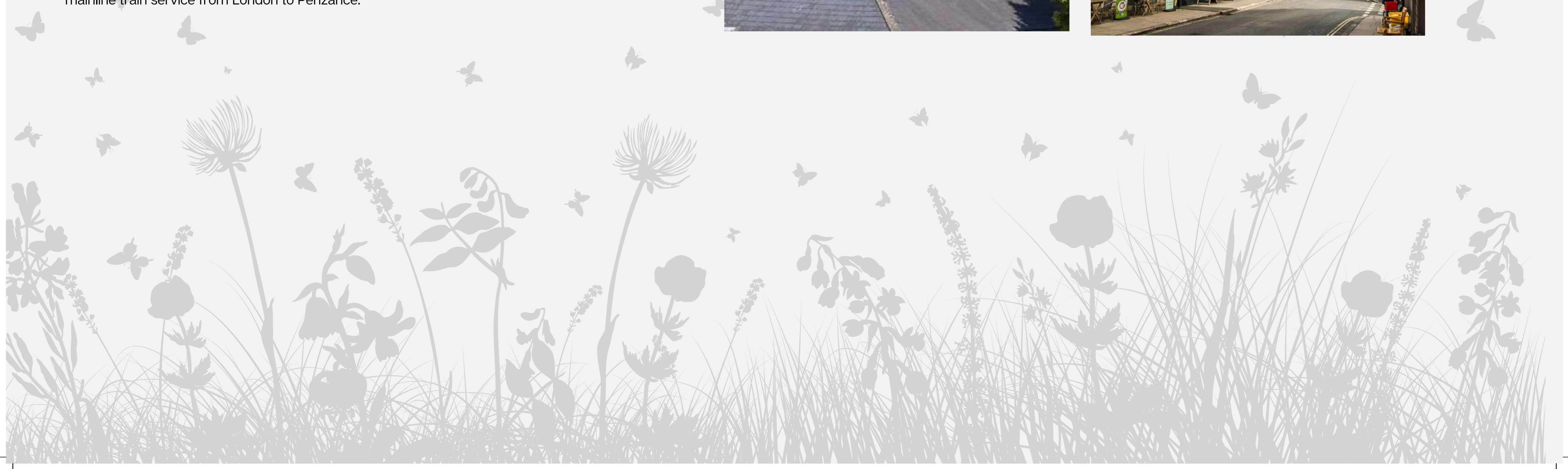
The courtyard garden is private and very low maintenance, mainly laid to patio with a raised planted border along two sides.

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.

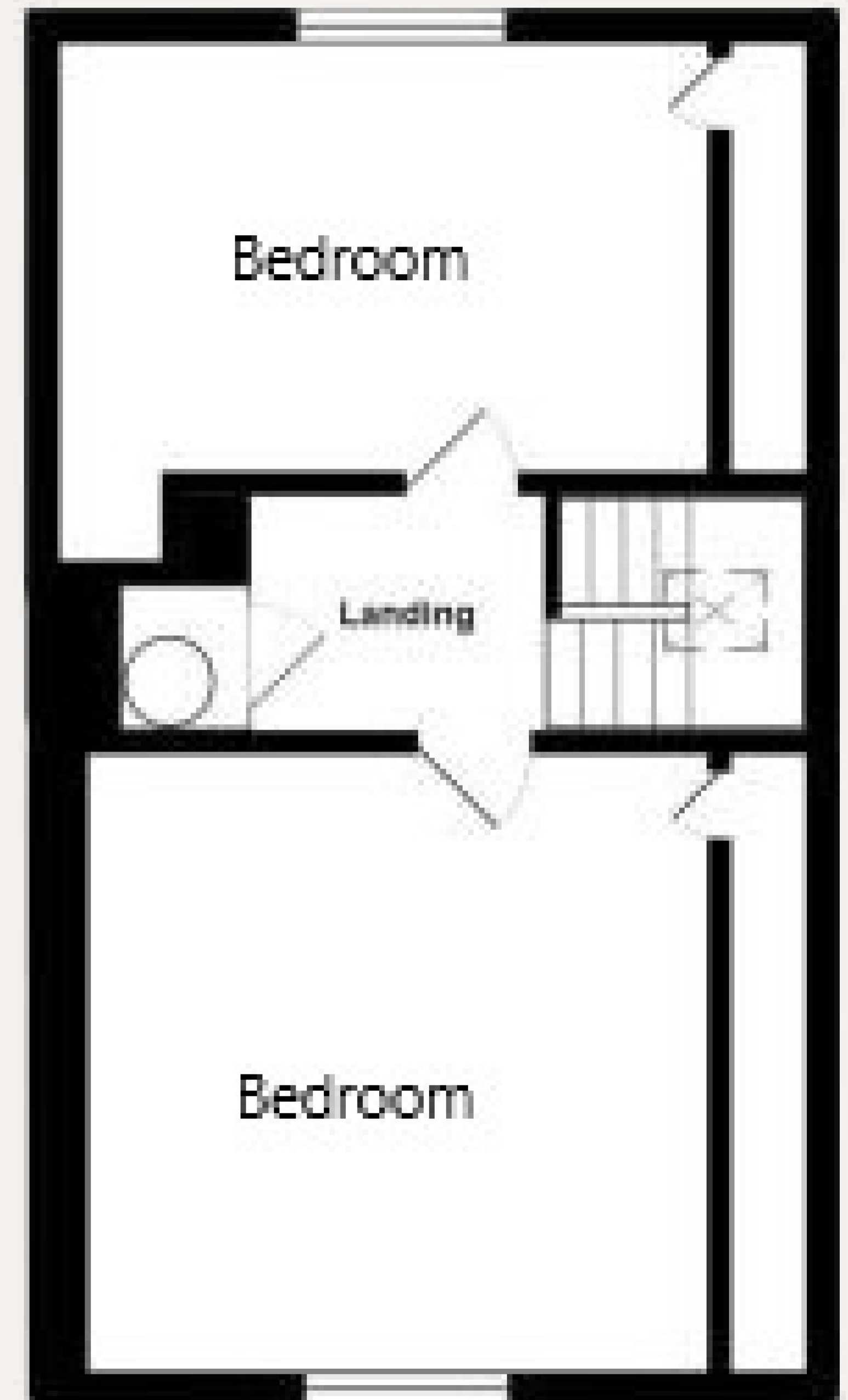
The property is within 10 minutes of the open moor and within 40 minutes of the coast. There is plenty to see and do both in Ashburton itself, close by, and further afield. Ashburton is within 30 miles of Exeter/Exeter airport and 40 minutes to Plymouth. From Totnes there are also plenty of buses and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



Floorplans



Ground Floor



Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only



The Little Details...

- Mid Terrace House
 - Four bedrooms
- Courtyard Garden
- Central location
 - Three Storeys
 - Grade II Listed
 - Freehold
 - EPC C
- Council Tax Band C

Key Facts for Buyers

SERVICES

The property has all mains services connected and Gas fired central heating.,

BROADBAND

Superfast Broadband is available but for more information please click on the following link -[Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below - [Key Facts for Buyers - click here](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652 or the High Moor Office - 01647 441104 or Email - ashburton@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance

DETAILS PRODUCED JANUARY 2024







SCAN ME to book a viewing
or call the Sawdye & Harris team on 01364 652652

