



Orchard House

ASHBURTON

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CELEBRATING 175 YEARS

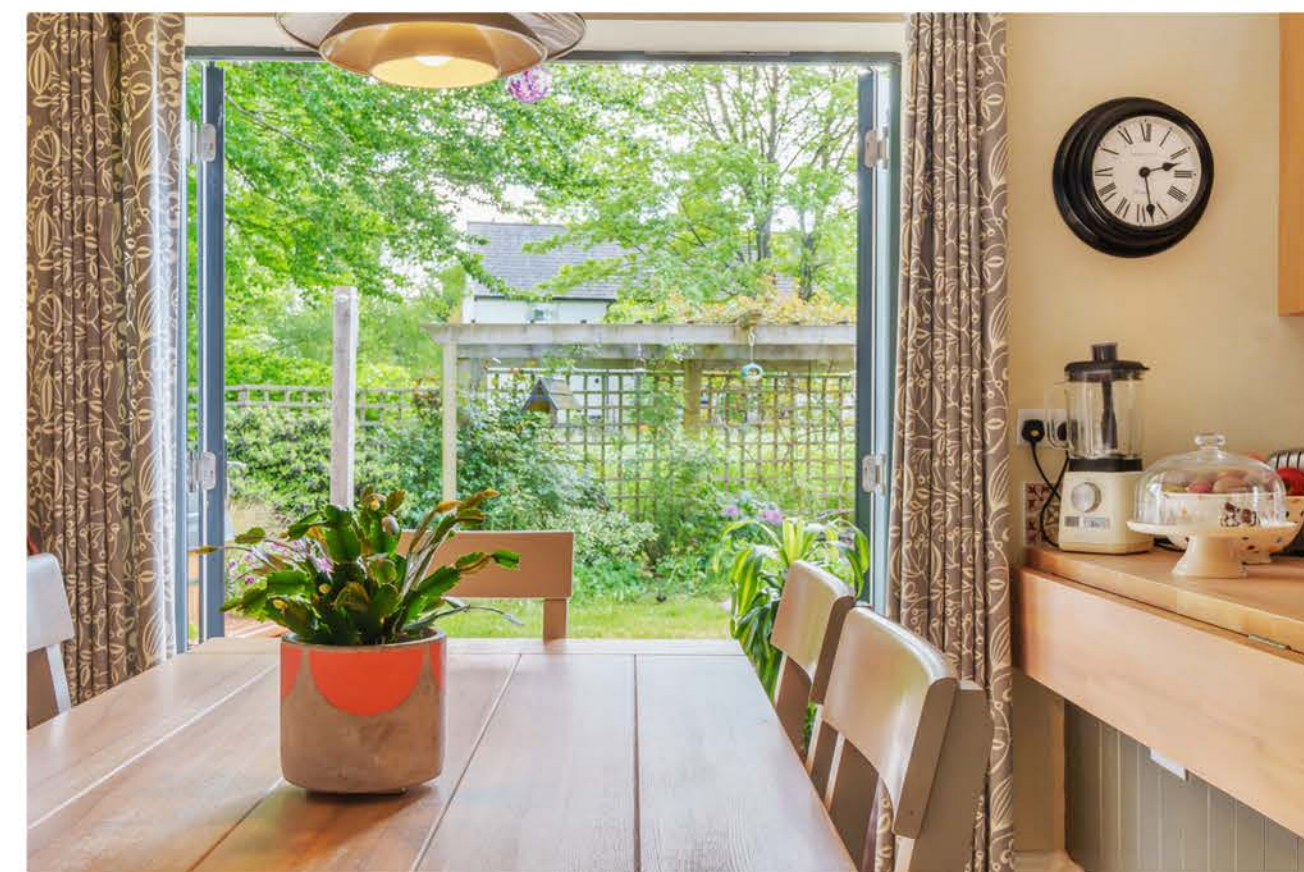


As you enter through the overhung porch, a sense of warmth envelops you in the welcoming entrance hall, flooded with natural light. Follow the hallway and be drawn into the inviting living space.

Welcome

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To the front, double glazed shuttered windows bring in the sunlight, creating a bright and airy atmosphere. The focal point of the room is a wood-burning stove, complemented by a high-level timber lintel and a slate hearth, offering both comfort and a cosy ambiance. Located at the opposite end of the house, the office/study features shuttered double glazed windows that overlook the front elevation, creating an inspiring and peaceful workspace.



The heart of this exceptional home awaits as you enter the kitchen/breakfast room. Bathed in natural light and finished with oak flooring, this space is perfect for family living and entertaining guests. Patio doors open to the rear gardens, blending the indoor and outdoor living spaces. The kitchen itself boasts a range of floor and wall-mounted, soft-close cupboards and drawers with timber block worktops. Integrated dishwasher, open display shelving and recessed spotlights complete the space, while the ample room allows for a range-style gas cooker.



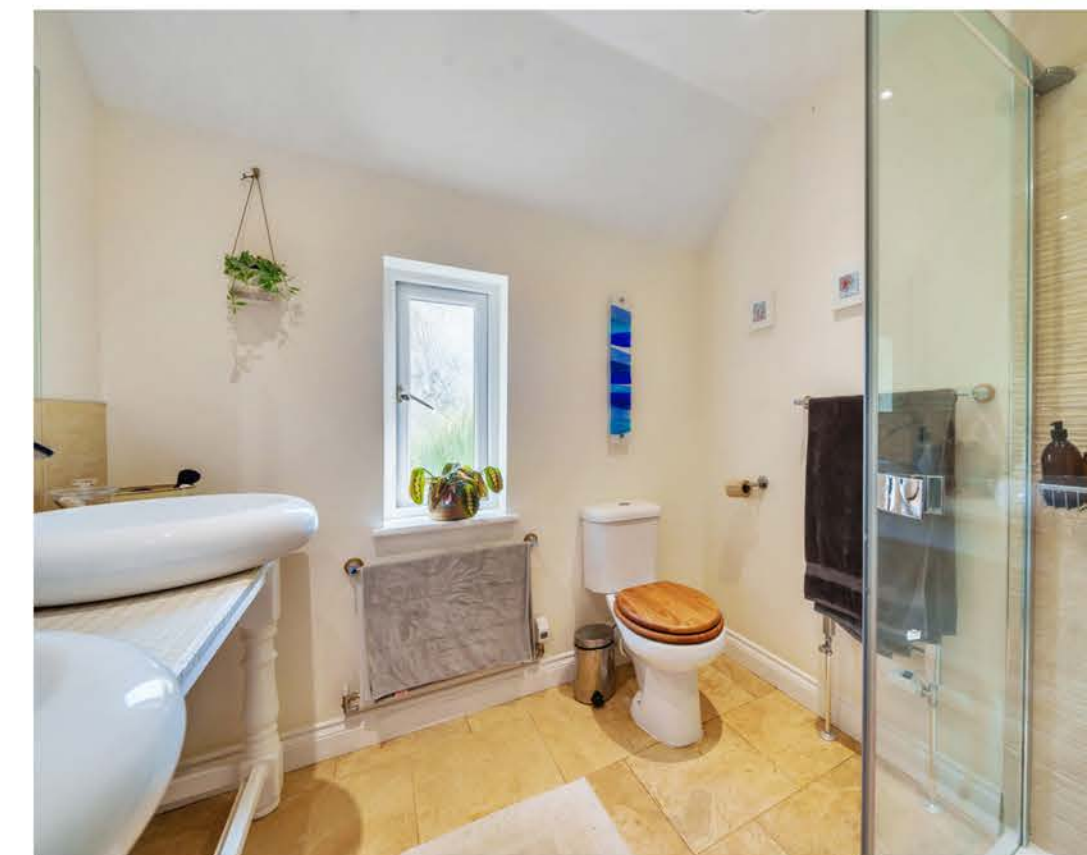
Adjacent to the kitchen, you'll find the utility room, thoughtfully designed with a sink, and a drainer, plumbing for a washing machine and space for a tumble dryer ensure practicality. A door from the utility room leads to the timber porch, which provides the perfect setting for nurturing plants and flowers and also has useful fitted cupboards. Additionally, a cloakroom with a close-coupled WC, a wall-mounted wash hand basin, and a wall-mounted gas-fired central heating boiler provides convenience. The elegant slate flooring adds a touch of sophistication while being durable for everyday living.



Take the stairs to the first floor, where you'll be greeted by an open, wide landing that spans the front elevation. Bathed in natural light from the windows, this area is not only functional but also a serene spot to relax and enjoy the views..

Walk-in to the stunning main bedroom, complete with shuttered windows that grace the front elevation. This generously proportioned room boasts a walk-in dressing room with ample hanging rail and built-in storage.

A well finished En-Suite Bathroom is fitted with a mosaic-tiled vanity unit, featuring two circular hand basins. Indulge in the large walk-in shower with a waterfall shower head, experiencing a touch of bliss in your daily routine.



Bedroom Two, located to the rear, offers a delightful double room with En-Suite Shower Room, ensuring privacy and comfort. Bedroom Three, also situated at the rear, is well designed as a charming double room, perfect for accommodating guests in style. Bedroom four, positioned at the front with window to the front elevation, boasts a built-in wardrobe and provides a another good sized room.



The family bathroom is a true oasis, featuring a four-piece suite that embodies elegance. Relax and rejuvenate in the double-ended roll-top bath, with chrome-effect feet. The large walk-in shower, enclosed by a sliding glazed door, offers a refreshing retreat. There is also vanity hand basin and a close-coupled WC, whilst the travertine flooring adds a touch of luxury,



The gardens have been thoughtfully designed to provide numerous areas where you can sit and unwind. To the lower side of the garden, a fence creates a sense of privacy and security, while also serving as a designated chicken run. A timber arbour and trellis fencing adorn the rear boundary, enhancing the appeal of the garden. A quadrant of raised beds, brimming with a variety of vegetables, will appeal to the keen gardener. Delicately surrounded by pea shingle and flanked with flowering borders, this space offers an ideal opportunity to cultivate your green thumb. For those seeking a private retreat, a secluded seating area to the front of the house, discreetly hidden behind trellis screening, this is an idyllic spot for capturing the warm glow of the evening sun.





This beautiful home seamlessly combines comfort, style, and functionality. From the welcoming entrance hall to the well-appointed living spaces, every corner exudes a sense of tranquillity and charm. Don't miss the opportunity to make Orchard House your next home.



About... Ashburton

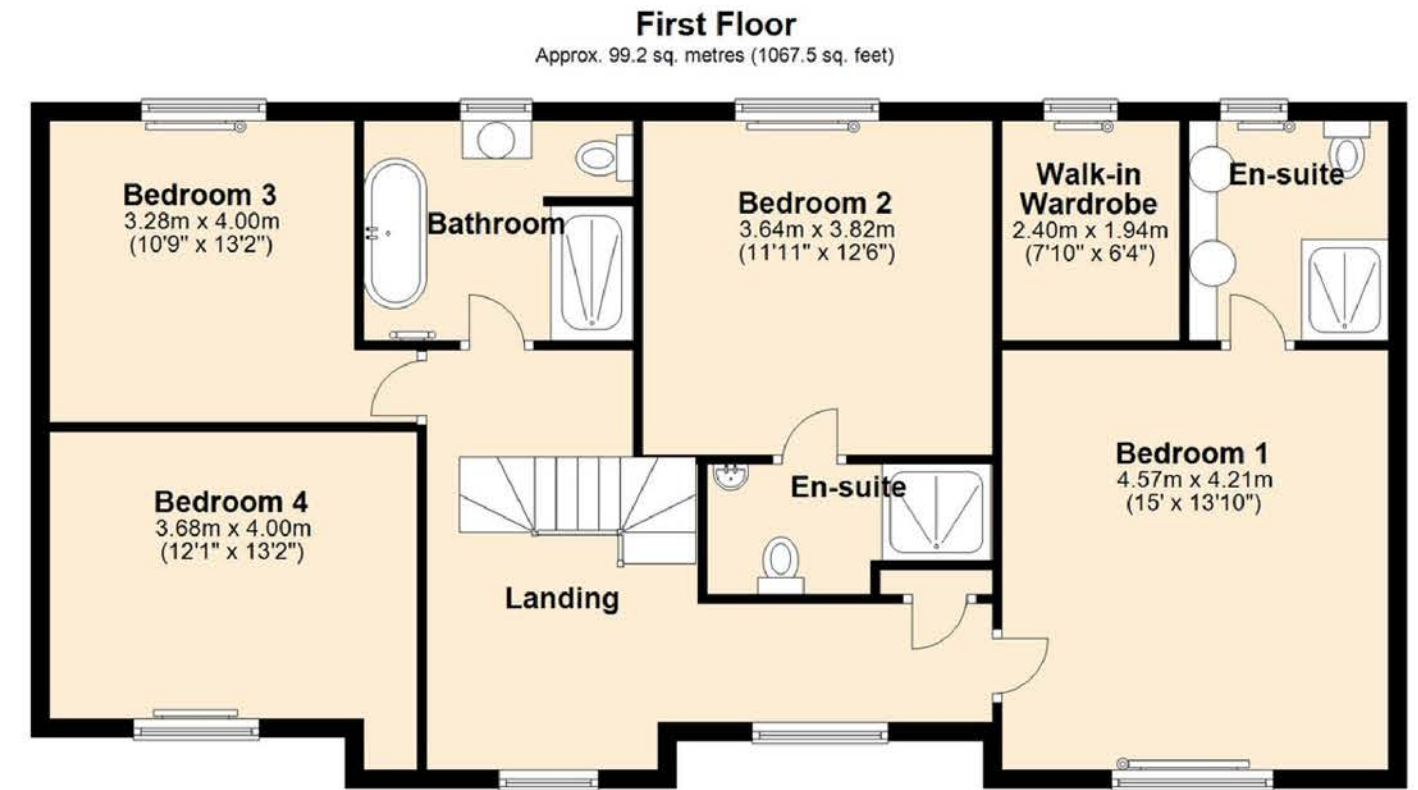
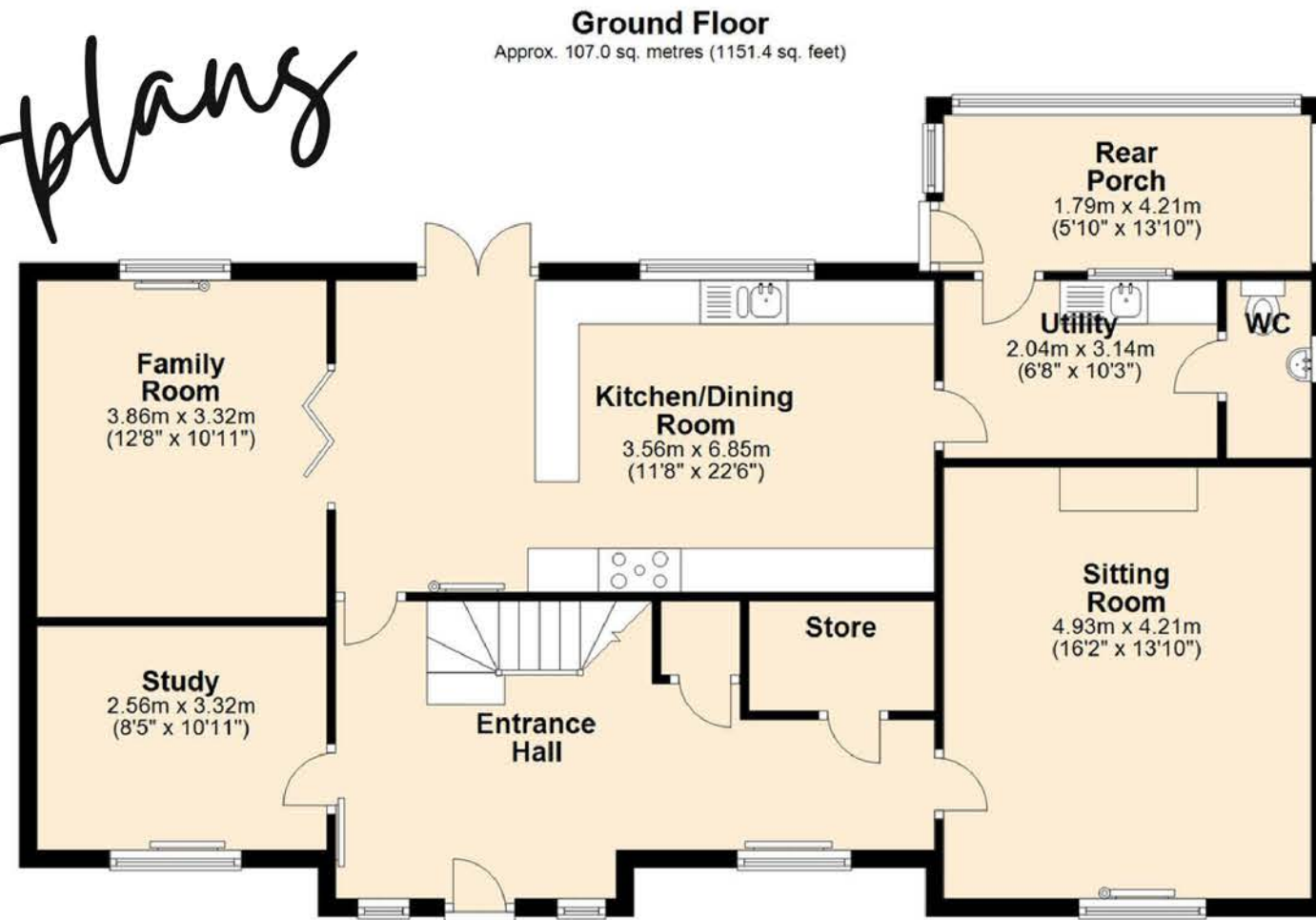
Ashburton sits within Dartmoor National park and is a beautiful town with a superb range of shopping facilities, including independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School. There is also 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.



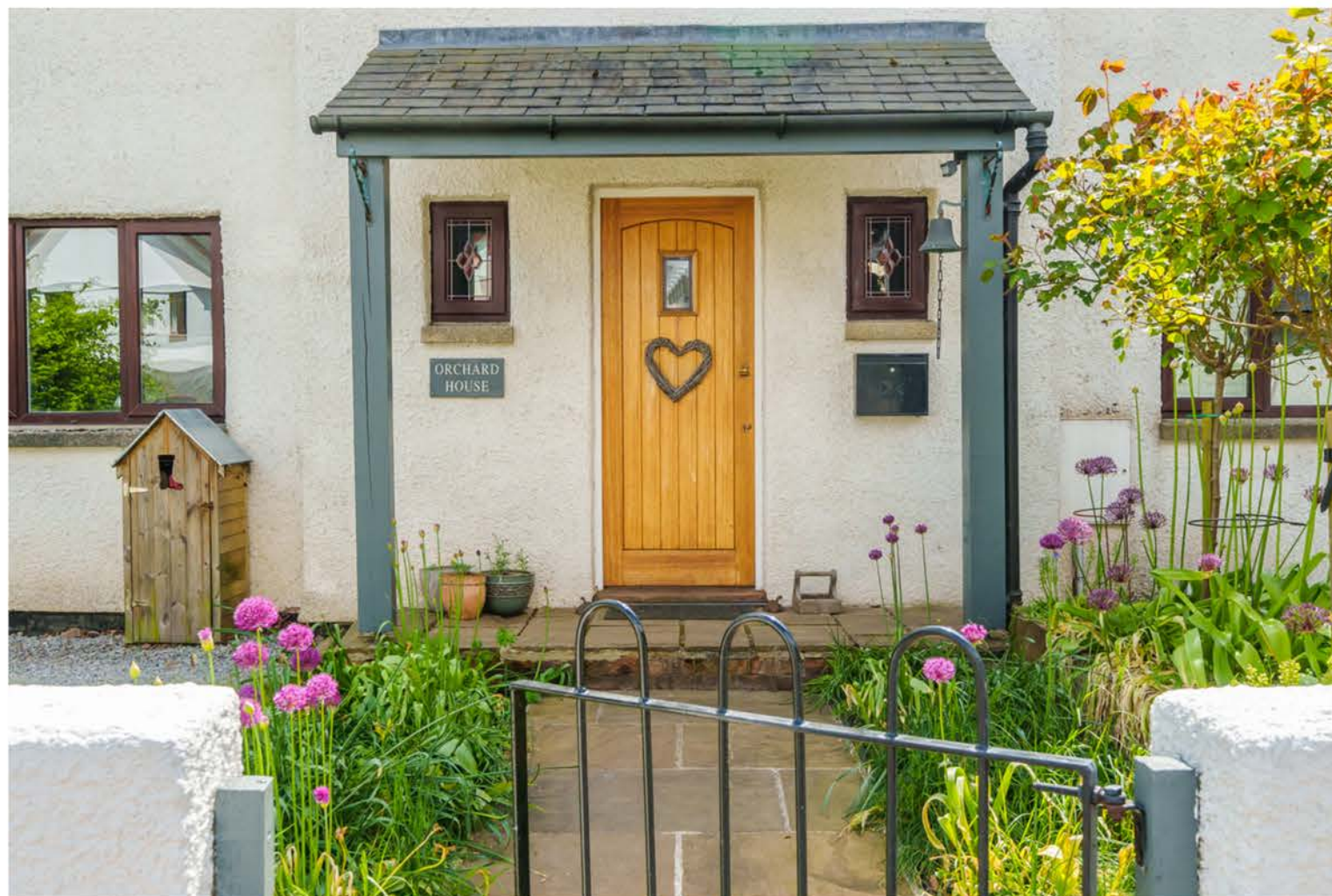
Floorplans



Total area: approx. 206.1 sq. metres (2218.8 sq. feet)

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The Little Details...

- 4 bedroom detached home
 - Family Bathroom
 - Beautifully finished
 - Freehold
 - Council Tax Band D
 - EPC Band C
- Well planned private garden
 - Idyllic setting
- Garage, Parking and EV charger
- Solar panels and superb green credentials



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