

HILL VIEW  
ASHBURTON • DARTMOOR • DEVON





# HILL VIEW

ASHBURTON • DEVON • TQ13 7QR

Set back from the road on the edge of Ashburton sits Hill View. Having been in the same family for almost 60 years this detached four bedroom house sits in just under an acre plot. Full of period features combined with touches touches to complement modern day living, swimming pool, beautiful views and plenty of parking.

**SAWDYE & HARRIS**  
**THE DARTMOOR OFFICE**

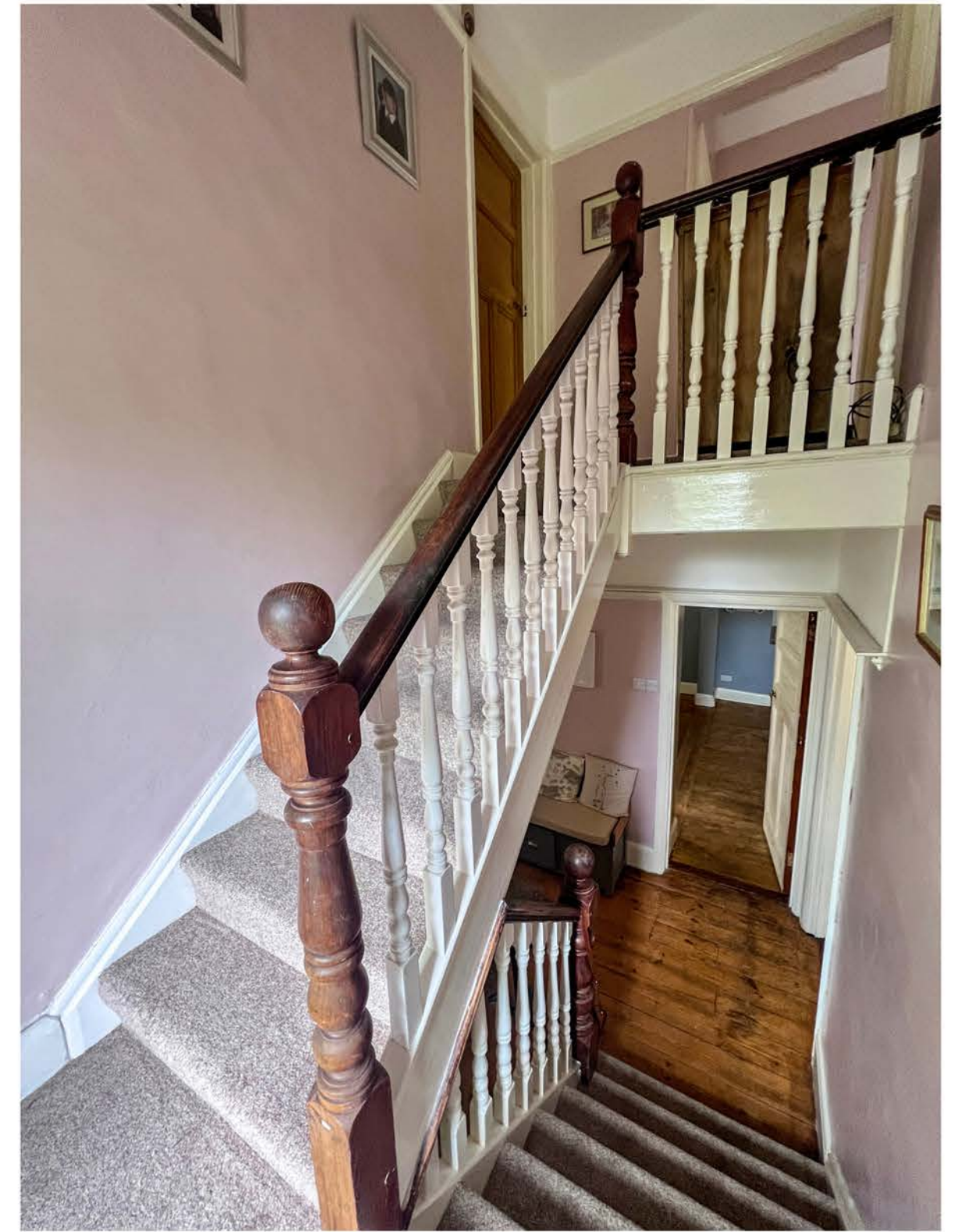
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A timber front door opens in to the entrance hall with double glazed sash window to the side elevation and stripped timber flooring. Period details include picture rails and cornicing. There is useful under stairs cupboard and carpeted timber stairs rise to the first floor.









The lounge sits to the rear and is a lovely light room with double glazed French doors leading to the rear garden and pool area. A square bay double glazed sash window sits to the rear elevation. Period touches include the exposed timber flooring and wood burner set into a fireplace with timber surround and slate hearth.















Head through to the heart of the home where the kitchen/dinning room is situated opened up to create fabulous family living and entertaining space. Fitted with a with a range of cream kitchen cupboards with integrated dishwasher, fridge freezer, 1 ¼ sink with ceramic drainer, and space in the alcove fireplace for a gas fired range cooker. A central island with soft closed drawers and further storage completes this space well..

To the other end is the dining space, with exposed timber floor boards, tiled open fireplace and windows to the front and side.

Leading out from the kitchen is a rear porch with access to a utility room and WC. A covered porch continues around with a door at the far end giving access to both the rear garden, pool and garage.





Taking the stairs to the first floor, there is a door on the half landing leading to outside. Continue up to the main landing and enter in to bedroom one. This is a delightful space with dual aspect double glazed sash windows to the side elevation with views across the pool and the countryside beyond. There are also fitted wardrobes, picture rail and feature fireplace with a tiled hearth.



Bedroom two also enjoys a dual aspect with views to the rear and cast iron fireplace and wardrobes to one side. Bedroom three sits to the front again with a dual aspect with double glazed sash windows to the front and side and a wall hung basin. There is a further cast iron fireplace and wardrobe to one side. Bedroom four has a double glazed sash window to the front elevation, under eaves storage, exposed timber beams.



The family bathroom is a good size and is fitted with a roll top claw footed bath with shower mixer tap, pedestal wash hand basin, WC and a large walk in quadrant shower cubicle with electric shower, part modesty glazed windows, part tiled walls









Accessed through five bar gates a sweeping driveway leads to the front of the property where there is plenty of parking for several cars. A single garage with metal door is adjacent to the house. A cast iron gate leads you to the rear of the property and to the orchard and gardens. The orchard is well stocked with cooking, eating and cider apples as well as a plum and pear trees all providing good crops. There is a productive vegetable area with timber raised beds as well as plenty of space for sitting out. The gardens are well screened and private and enjoys a sunny aspect. There is a fenced patio area around the outdoor swimming pool as well as a timber pump house sitting to one side.









# 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.

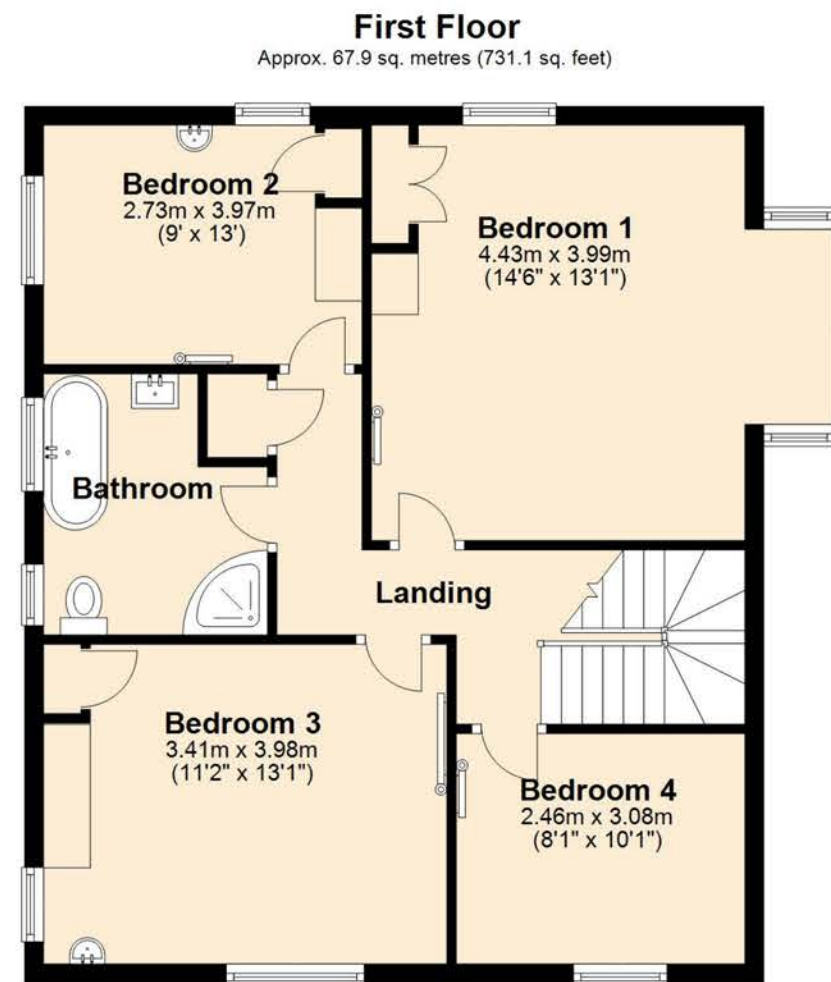
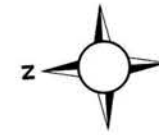
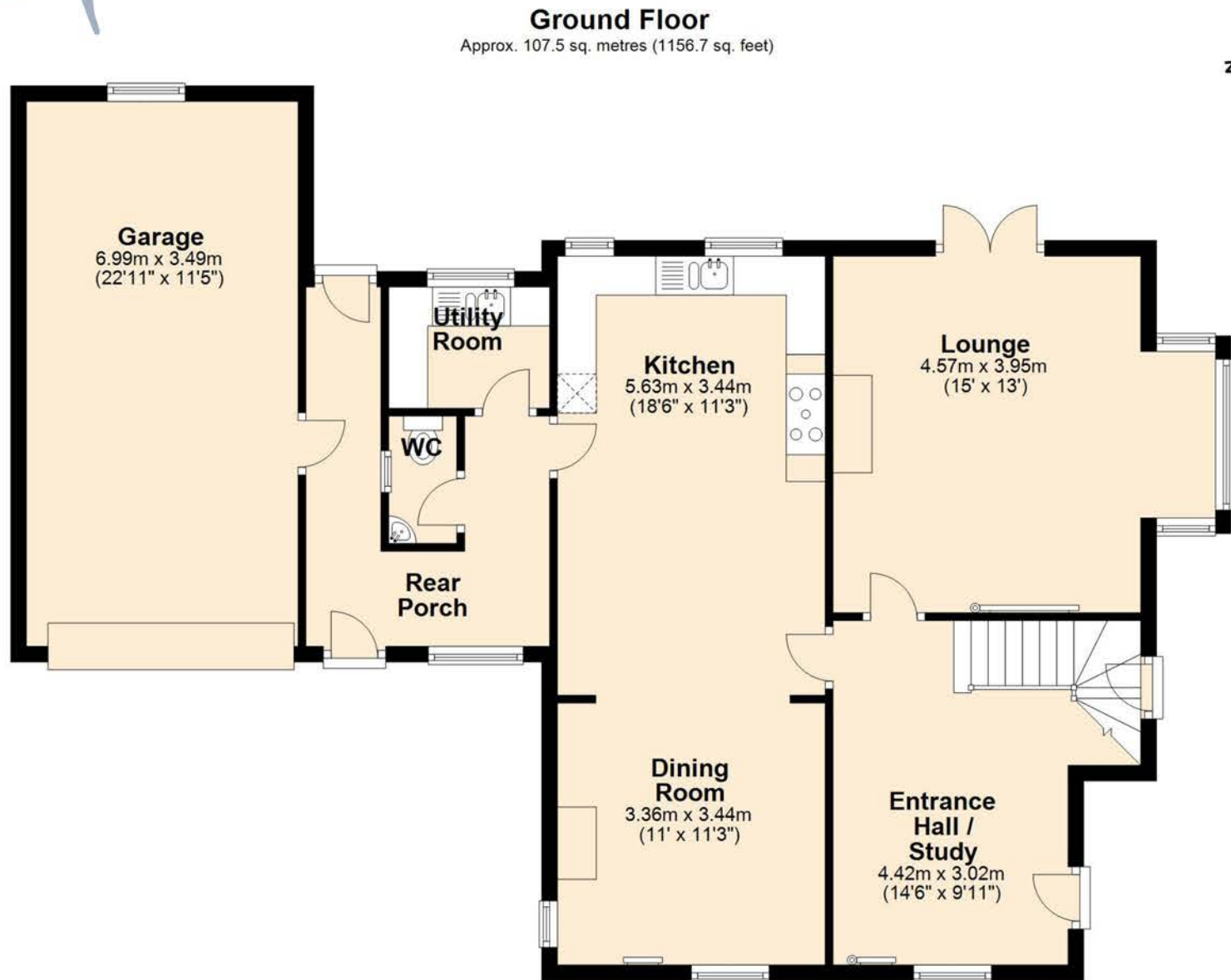
The market town of Newton Abbot, about 7 ½ miles away, has a mainline train station and easy access to the A38 and M5. It also has many other amenities; including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities.

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



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# Key Facts for Buyers

**TENURE - Freehold.**

**COUNCIL TAX BAND - F**

**EPC - D**

## **SERVICES**

The property has mains electrics, gas and water. There is a private drainage system.

## **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\*\*](#)

## **VIEWINGS**

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652  
Email - [ashburton@sawdyeandharris.co.uk](mailto: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







To view this property please scan the QR code above or contact us by

Email - [katie@sawdyeandharris.co.uk](mailto:katie@sawdyeandharris.co.uk)

Telephone - 01364 652652

