



HILL VIEW  
ASHBURTON • DARTMOOR • DEVON





# HILL VIEW

ASHBURTON • DEVON • TQ13 7QR

Nestled on the outskirts of Ashburton, Hill View is a distinctive property that has remained in the same family for nearly 60 years. This detached four-bedroom home is set on an expansive plot of just under an acre, blending charming period features with modern comforts. It boasts a swimming pool, stunning views, and ample parking, making it a truly exceptional residence

Sawdye & Harris  
THE DARTMOOR OFFICE

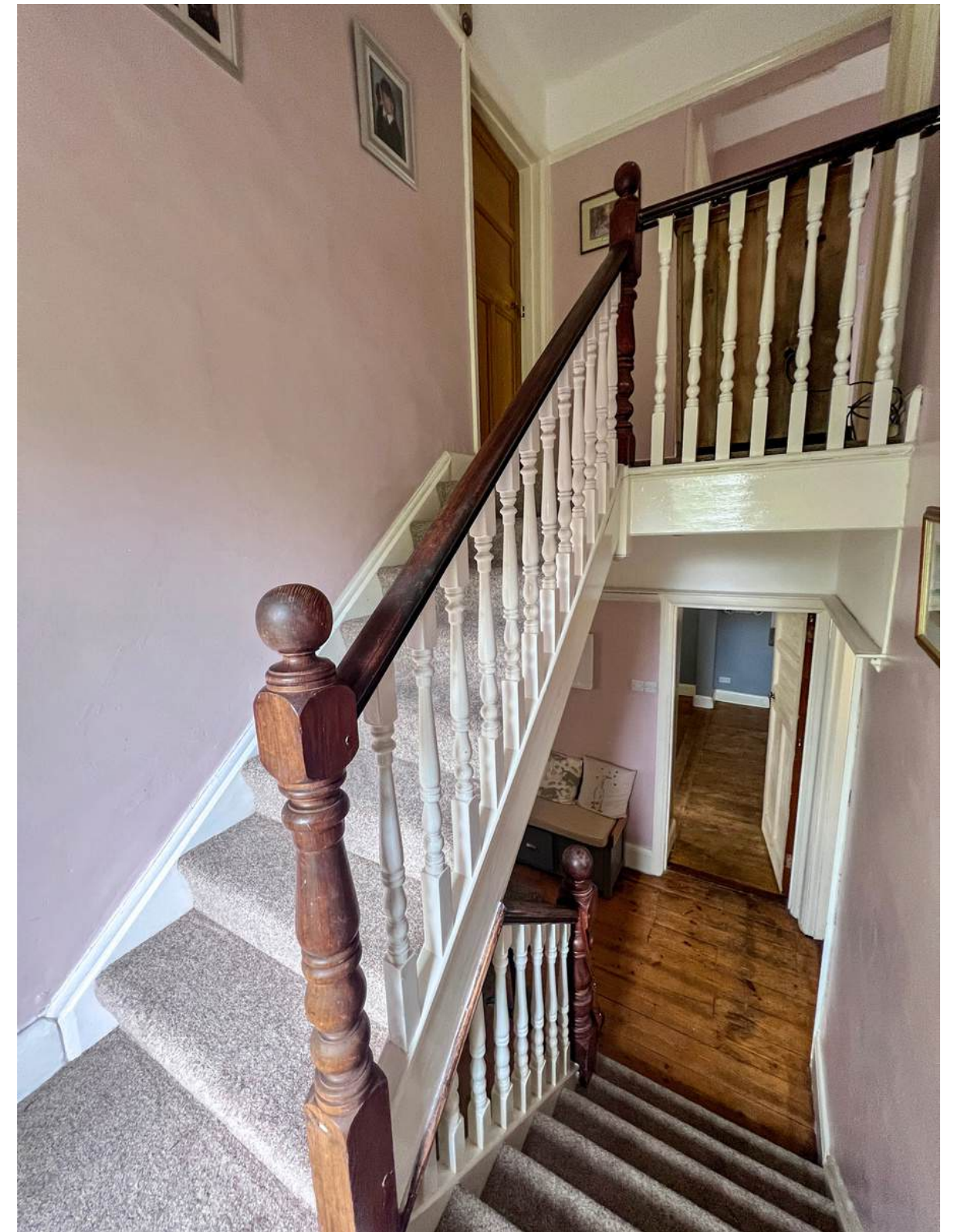
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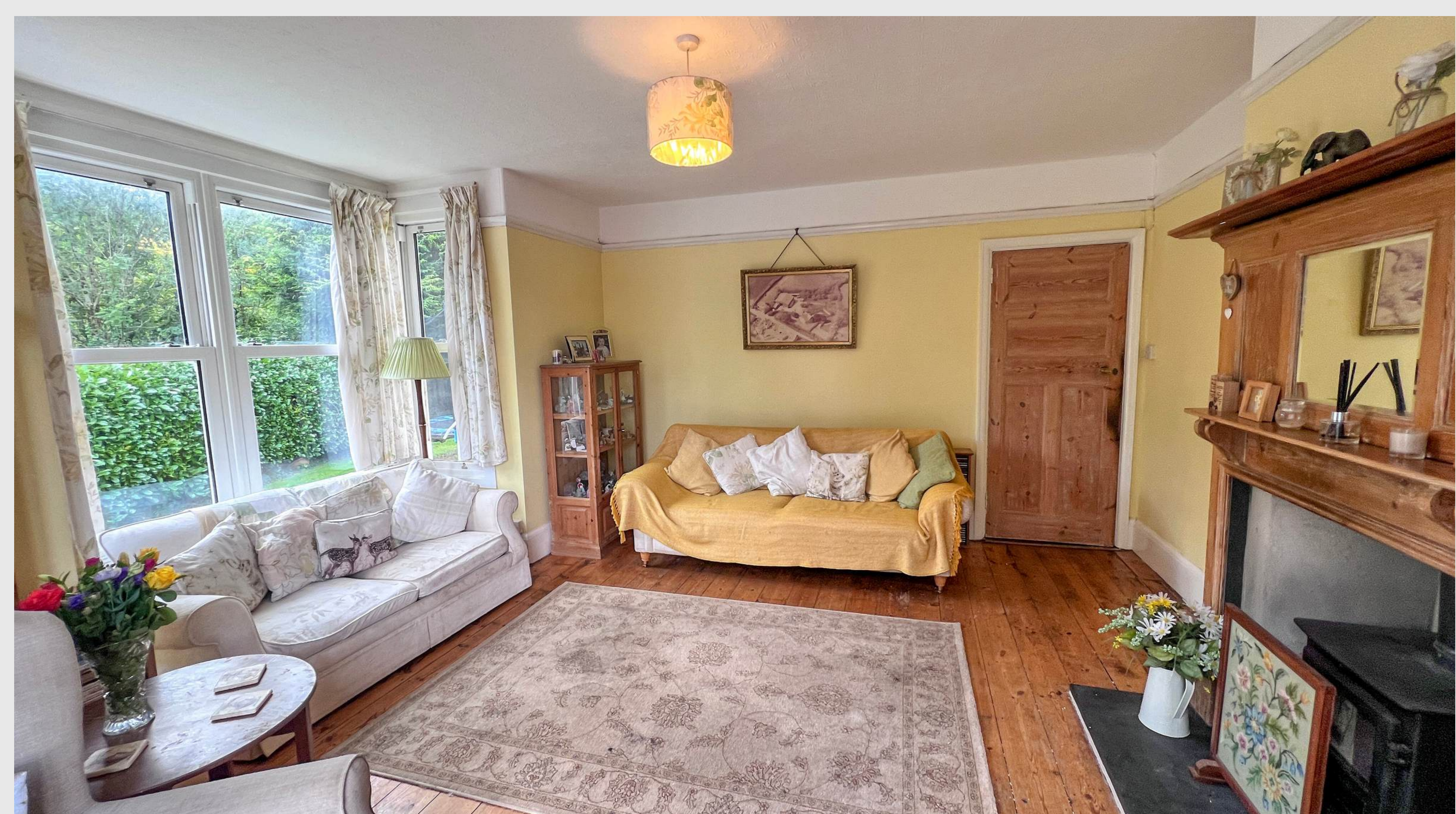






The timber front door welcomes you into the entrance hall, where a double-glazed sash window on the side elevation and stripped timber flooring create a warm and inviting ambiance. Period features such as picture rails and cornicing add character, while a useful under-stairs cupboard provides practicality. Carpeted timber stairs ascend 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 of the house, the lounge is a light-filled space. Double-glazed French doors open onto the rear patio garden and pool area, while a square bay double-glazed sash window makes a fantastic reading nook. Period details include exposed timber flooring and a log burner set within a fireplace, complete with a timber surround and slate hearth, making this a cosy and elegant space. rear garden and pool area. As 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.













At the heart of the home lies the open-plan kitchen and dining room, designed for family living and entertaining. The kitchen features a range of cream cabinetry with integrated appliances, including a dishwasher and fridge freezer, as well as a 1 ¼ sink with a ceramic drainer. A gas-fired range cooker fits seamlessly into the alcove fireplace. The central island, equipped with soft-close drawer, provides plenty of additional storage and completes this functional yet stylish kitchen.

The adjoining dining area is equally charming, with exposed timber floorboards, a tiled open fireplace, and windows to the front and side elevations that bathe the space in natural light.

From the kitchen, a rear porch leads to a utility room and WC, offering added convenience. A covered porch continues around, with a sliding door allowing access to the garage and a door at the far end providing access to the rear patio garden and pool area.





As you ascend the stairs, a half-landing door opens to the outside, while the main landing leads to the bedrooms.

The main bedroom is a delightful space with dual-aspect double-glazed sash windows offering views of the pool and surrounding countryside. This room also features fitted wardrobes, a picture rail, and a charming fireplace with a tiled hearth.



Also dual-aspect, the second bedroom boasts serene views to the rear, a cast-iron fireplace, and built-in wardrobes. Located at the front, Bedroom Three enjoys dual-aspect double-glazed sash windows, a wall-hung basin, a cast-iron fireplace, and a built-in wardrobe. This cosy fourth bedroom features a double-glazed sash window to the front, under-eaves storage, and exposed timber beams, adding rustic charm.



The spacious family bathroom is designed for relaxation and practicality. It includes a roll-top claw-footed bath with a shower mixer tap, a pedestal wash hand basin, a WC, and a walk-in quadrant shower cubicle with an electric shower. Partially tiled walls and modesty-glazed windows complete this elegant space.









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 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 enjoy a sunny aspect with spectacular views over the hills beyond. 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.

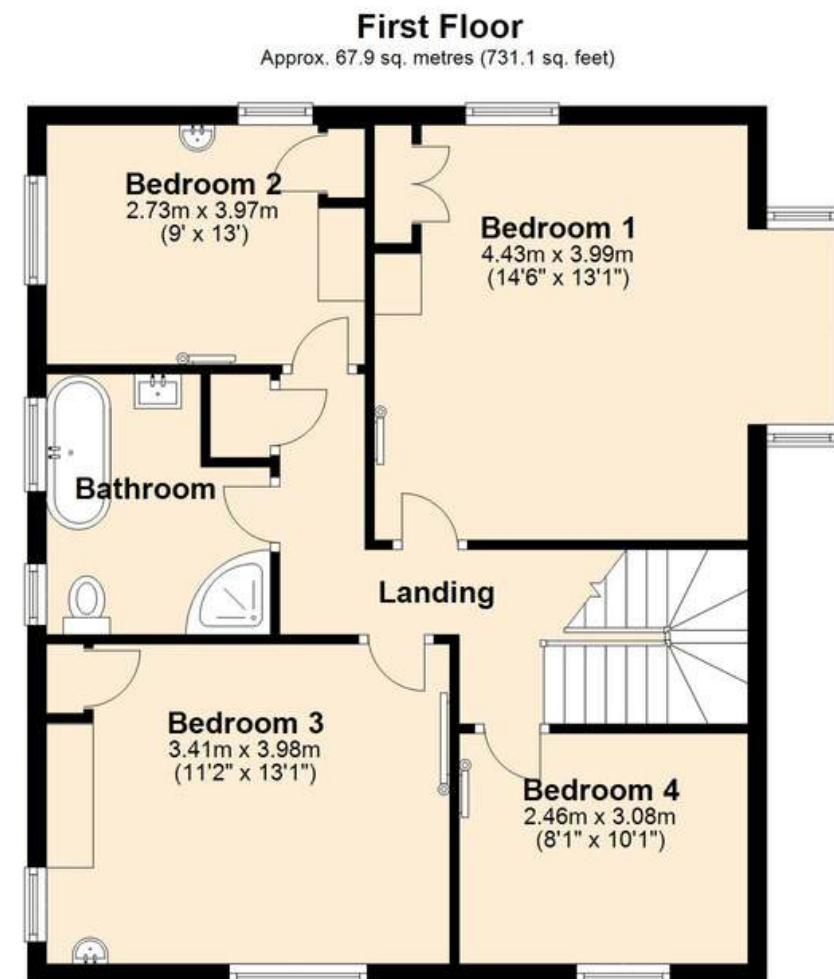
The market town of Newton Abbot, about 7 ½ miles away, has a mainline train station and easy access to the A38 and M5. It also has many other amenities; including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities.

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

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