

14 West Street, Ashburton



# 14 WEST STREET

ASHBURTON • DEVON • TQ13 7DU

A beautifully presented, three storey, Grade II Listed Town House having been upgraded and improved, situated in the heart of the sought after Dartmoor town of Ashburton. Dating back to the late 16th Century, this superb home offers a blend of modern features combined with period touches including exposed stone fireplaces, timber beams and wood panelling. There is also a private, sunny courtyard. A viewing is highly recommended to appreciate all that this lovely home has to offer.



THE DARTMOOR OFFICE

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Step into this charming home and head through the ENTRANCE HALL, where the stairs rise to the upper floors. Continue and you'll find yourself in the open plan LIVING area - truly the heart of this delightful property. Natural light floods in through the sash window at the front, and your eye is also drawn to the stone fireplace.

This lovely fireplace, complete with a wood-burning stove, promises warmth and cosiness, perfect for unwinding at the end of the day.







The KITCHEN area sits to the rear with a window to the side elevation. This well planned space offers floor and wall mounted kitchen cupboards as well as a large range cooker set in to the chimney breast. There is plenty of space for a table and chairs as well as French doors that lead out to the rear courtyard.



Head to the FIRST FLOOR where there are two double BEDROOMS. Bedroom One sits to the front elevation with beautiful sash windows and recessed spotlights. There is a stone fireplace and period cupboard with intricate shell detailing.



In the past, this versatile room has been put to use as a Living Room and Office but also makes a great Bedroom.



Bedroom Four sits to the rear, with a wood framed window offering a lovely vista across the gardens and beyond. This room is currently used as an office, offering a light and bright space with exposed timber panelling to one end which is a great feature of this lovely room. The newly fitted FAMILY BATHROOM is also situated on the first floor with a large bath with shower over, wall hung WC and sink set in to a vanity unit. Part tiled walls finish this contemporary space beautifully.





Take the stairs to the SECOND FLOOR where there are two further double BEDROOMS. Bedroom Two sits to the front elevation with exposed timber beams and a range of built-in wardrobes, with both hanging and storage space. There is a modern EN SUITE bathroom.



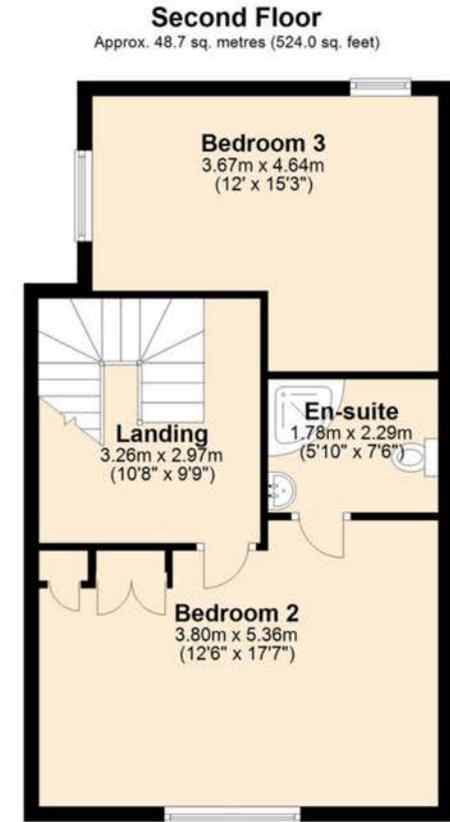
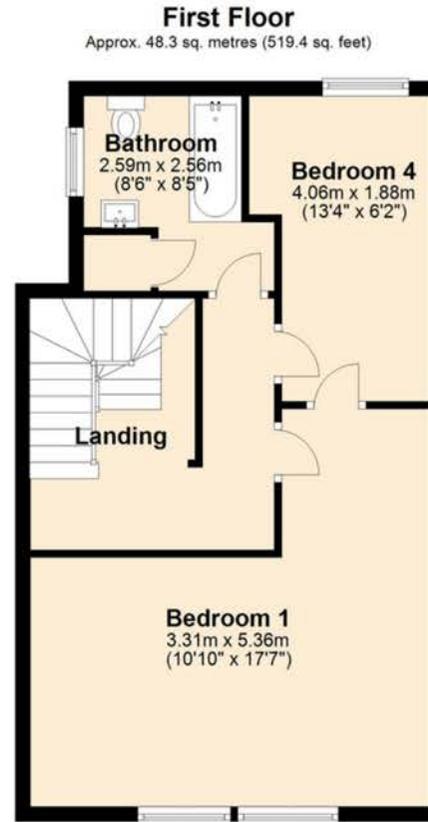
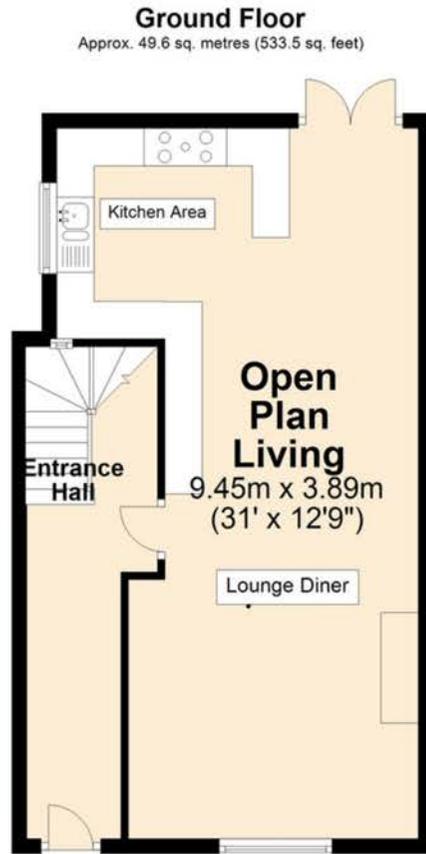
The third BEDROOM sits to the rear and offers a dual aspect space with windows to both the side and rear elevations, again with far reaching rooftop and countryside views.





A private courtyard to the rear offers, an ideal space for sitting out to enjoy a glass of wine and discussing family life. There is built-in storage for both logs and bins.

# Floorplans



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# Key Facts for Buyers

## TENURE

Freehold

## COUNCIL TAX - Band C

## EPC - D

## SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

## BROADBAND

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..

## Property Report - Key Facts for Buyers

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 Dartmoor Office - 01364 652652 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

## 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.







To view this property strictly by appointment only please scan the QR code above,  
pop in to our office or please do give us a call using the contact details below.

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