

ASHBURTON
COURT
79

SAWDYE & HARRIS
CELEBRATING 175 YEARS



ASHBURTON COURT

79 EAST STREET • ASHBURTON • DEVON

Newton Abbot 7.5 miles, Exeter 21.9 miles
(all distances and times are approximate)

A warm welcome awaits you at No. 79. - An eight bedroomed, Grade II Listed Georgian Villa centrally located in Ashburton, a historic stannary town located between the coast and the moor.

This is not your standard guest house, this is Ashburton Court.

Kitchen/Breakfast Room | Eight Bedrooms | Extensive Owners Accommodation
Private Walled Gardens | Self-contained Cottage | Courtyard seating area
Grade II Listed | Established Lifestyle Business

T H E D A R T M O O R O F F I C E

T E L : 0 1 3 6 4 6 5 2 6 5 2

H E L L O @ S A W D Y E A N D H A R R I S . C O . U K

W W W . S A W D Y E A N D H A R R I S . C O . U K



Welcome Home ...



Discover the perfect blend of comfort and potential in a property that offers not only superb accommodation but also promising investment prospects. Whether you're a savvy investor, an adventurous traveller, or a family seeking a lasting legacy, this property provides the ideal foundation for your aspirations.

Currently a charming Bed and Breakfast with the option to continue this lifestyle venture or explore the possibilities of transforming it into a luxurious Boutique Hotel, or opt for the flexibility of Self-Catering accommodation. Beyond its hospitality appeal, this property presents a rare opportunity to create an exceptional multi-generational family home, making it truly unique.

Don't let this chance pass you by - get in touch to arrange your appointment to view and unlock the substantial potential that awaits you.

KEY FEATURES

- **Historic Charm:** Being Grade II Listed, this property retains many original features, blending timeless architecture with modern comforts.
- **Spacious Living:** Generously sized rooms throughout, with high ceilings that create an airy, expansive feel.
- **Versatile Layout:** Multiple reception rooms offer flexibility, perfect for a guest house, family living and entertaining guests.
- **Sought after Location:** Situated within the Dartmoor National park and offering easy access to local amenities, schools, and transport links.
- **Great Potential:** The spacious interiors provide ample opportunity for personalisation, making it ideal for those looking to create a bespoke living space.

This elegant Georgian-style property exudes classic charm and sophistication, making it a standout residence in a highly desirable location. The exterior features a beautifully maintained façade, complete with sash windows and decorative iron Juliet balconies, reflecting the period's architectural elegance. The grand entrance is highlighted by an ornate arched doorway, providing an inviting welcome to the home.





Step through the arch-featured front door into the entrance hall, which leads to the ground floor living accommodation, guest areas, orangery and owners living space. Brimming with period and modern features as well as being full of light filled space. Beautiful flooring flows throughout, giving a sense of continuity and classic style.





There are inviting living spaces which exude charm and character, and feature beautifully preserved wooden floors and traditional fireplaces. Large windows flood the rooms with natural light. The combination of elegant furnishings and timeless design elements throughout, makes every room stand out.



Open the doors to the beautiful reception rooms, decorated in keeping with the age of the property and restored period features give the space a real sense of refinement seen and felt throughout this home.. Set up to welcome guests, there is a large commercial kitchen, utility and walk-in larder space as well as a dining room where guests can take breakfast. A stunning Orangery sits to the far side, full of period character and offering a serene space with an arched glazed roof and stained glass door.





The first floor accommodation carries the same elegant style, light and space so evident in this property. Doors lead to two of the bedrooms, both with en-suite bathrooms, and a third bedroom being laid out as a self-contained suite with bedroom lounge and en suite bathroom. There is also a cloakroom off the half landing.



There are four more bedrooms with en suite bathrooms to the second floor.



The bedrooms have original style sash windows offering glimpses of the Town or gardens and many have period features such as cast iron fireplaces.





Outside, the property has delightful walled garden full of character and charm as well as a courtyard immediately adjacent to the house itself. Designed with entertaining in mind, there is plenty of space to accommodate seating, ideal for capturing the evening sun. Soak up the splendour of this perfectly private setting, To live here is an escape from modern life, a step away from the hustle and bustle.



Key Facts for Buyers

TENURE - Freehold - The property sits within the conservation area of Ashburton.

COUNCIL TAX BAND - N/A

The property is currently assessed for Business Rates and benefits from Small Business rates Relief.

EPC - Exempt

SERVICES

The property has all mains services connected.

PARKING

There is no parking with the property but on street parking is readily available close by.

BROADBAND

Ultrafast 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 - 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.

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. Any areas, measurements or distances are approximate

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.

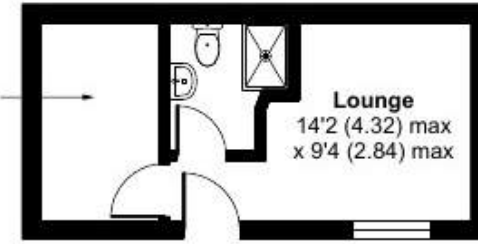
The market town of Newton Abbot, about 7 ½ miles away, has a mainline train station and easy access to the A38 and M5. It also has many other amenities; including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities.

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.

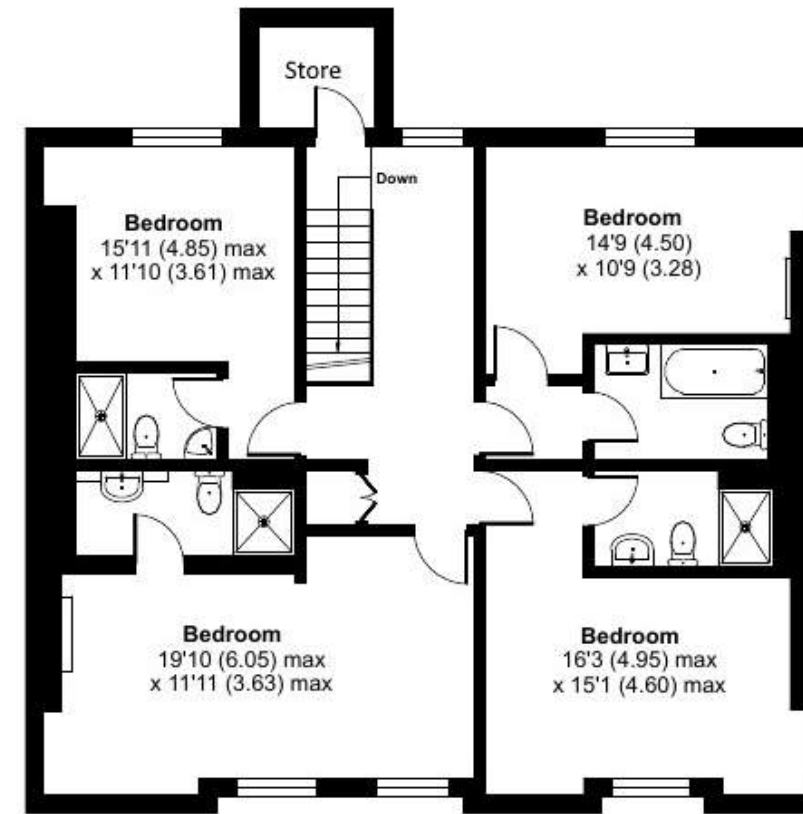
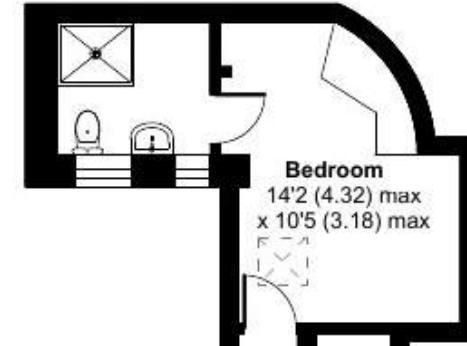


Floorplans

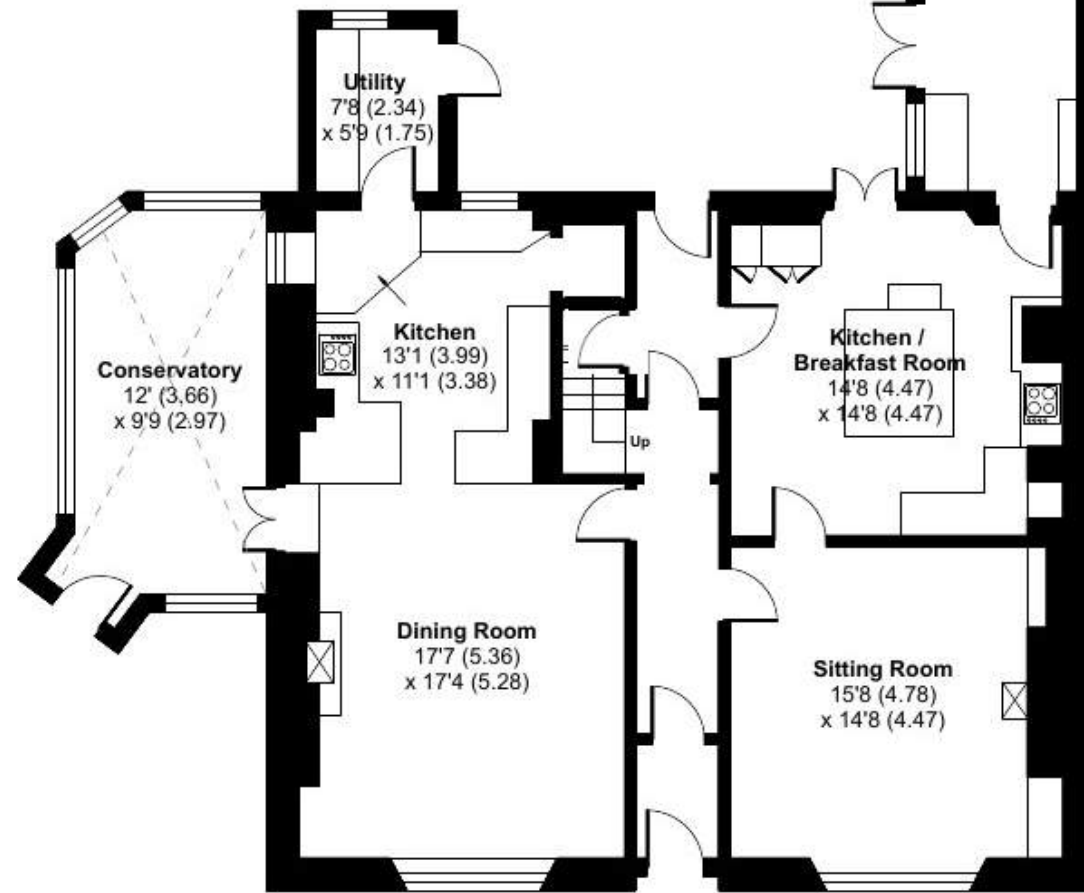
Bedroom
9'4 (2.84)
x 5'7 (1.70)



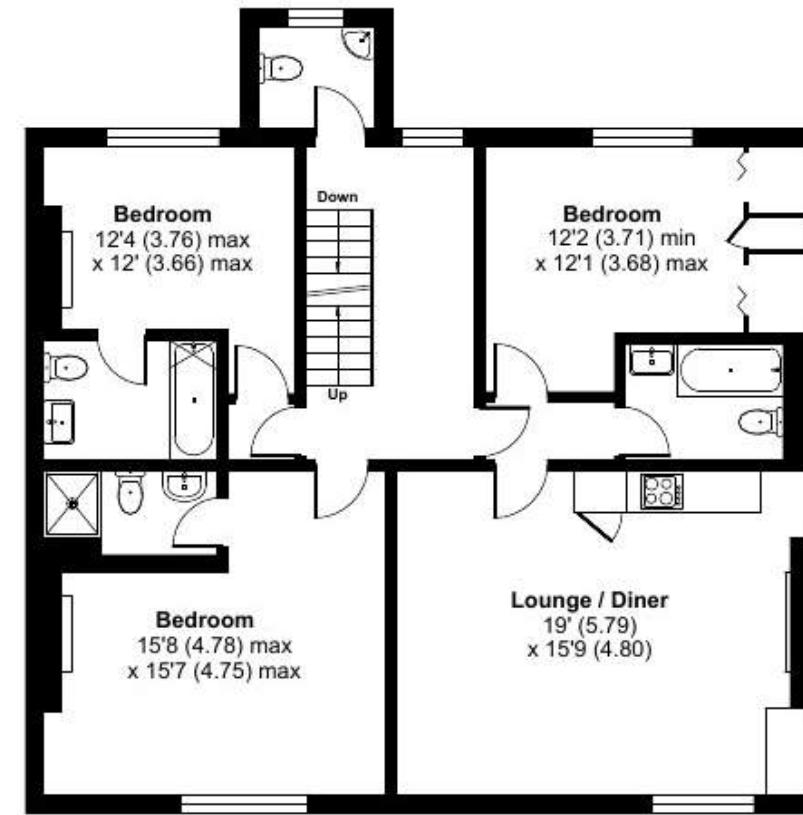
THE COTTAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR





ASHBURTON COURT - A BEAUTIFUL PERIOD HOME WITH MUCH POTENTIAL TO CREATE A LIFESTYLE BUSINESS OR STUNNING PERIOD HOME - FALL IN LOVE WITH ALL THAT IS HAS TO OFFER.



To view simply call 01364 652652
Email: hello@sawdyeandharris.co.uk