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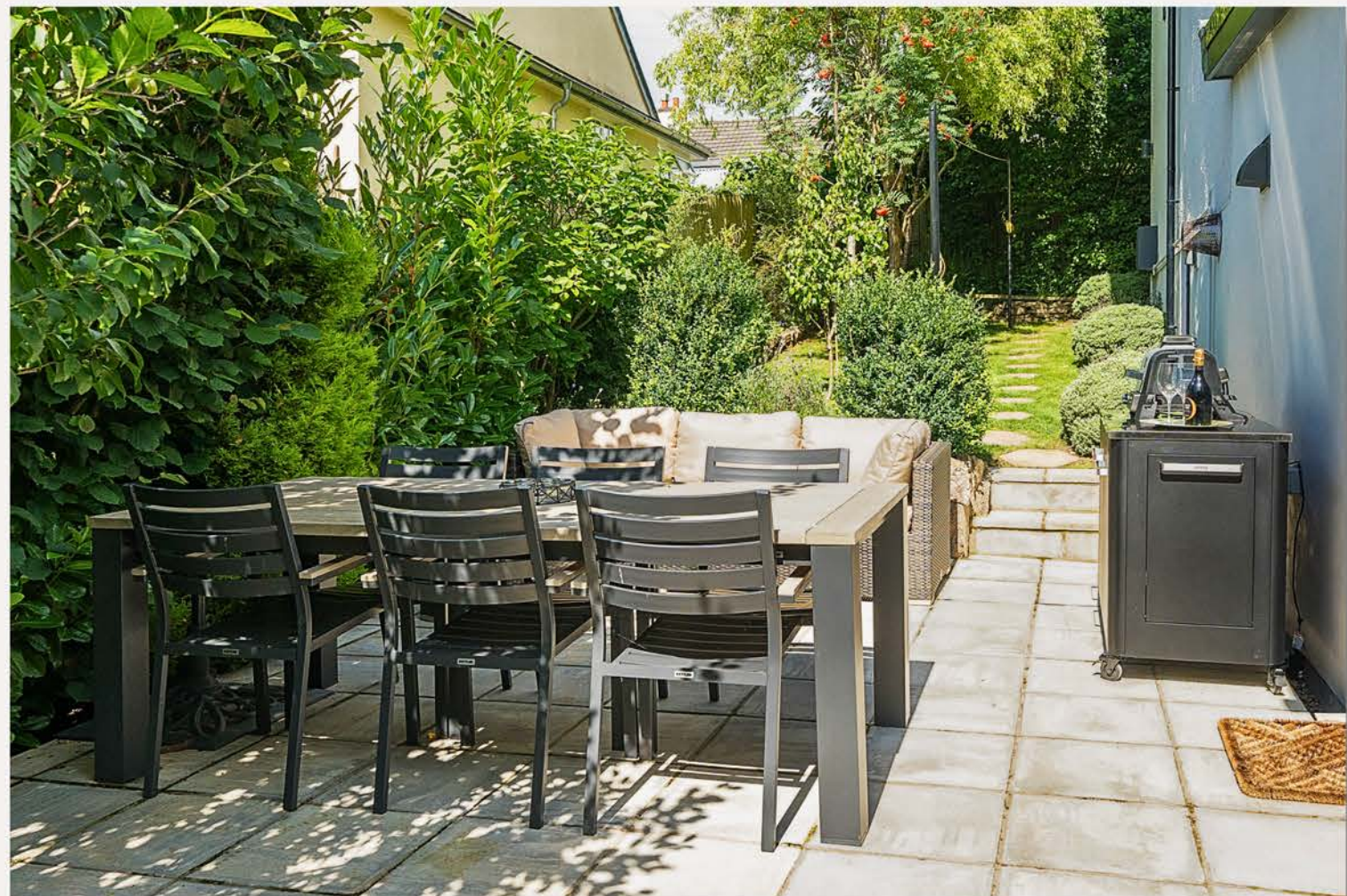
YOULSTONE, EASTERN ROAD, ASHBURTON



# YOULSTONE

ASHBURTON • DARTMOOR • DEVON

This stunning property, located in the highly sought-after Dartmoor town of Ashburton, has been meticulously renovated, upgraded, and thoughtfully enlarged to create a truly exceptional home. The house effortlessly blends modern luxury with traditional charm, featuring a stylish extension that maximizes natural light and enhances the spaciousness of the interior. The exterior boasts a sleek, contemporary design with large bi-fold doors that open onto landscaped gardens, offering the perfect setting for outdoor living.



The property also benefits from ample parking, making it a rare find in this desirable location. Whether you're looking for a family home or a tranquil retreat, this property promises a lifestyle of comfort and elegance in one of Devon's most picturesque towns.



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**THE DARTMOOR OFFICE**

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Your attention is drawn to the Important Notice on the last page of the text

# KEY FEATURES

- **Stunning and Stylish:** This property has been meticulously renovated and extended to create a contemporary home that blends modern luxury with traditional charm.
- **Open-Plan Living:** The heart of the home features a sleek, modern kitchen with matte black cabinetry, stainless steel appliances, and a large central island. This area flows seamlessly into a bright and airy living space with large bi-fold doors that open onto the garden.
- **Indoor-Outdoor Connection:** The expansive sliding doors in the living area provide a seamless transition to the landscaped garden, perfect for outdoor entertaining or relaxing in a private, tranquil setting.
- **Contemporary Design:** The home showcases a minimalist design with clean lines, stylish tiled flooring, and an abundance of natural light, creating a warm and welcoming atmosphere.
- **Ample Parking:** The property benefits from off-road parking, a valuable feature in this desirable location.

Thoughtfully extended and upgraded, this property features a fabulous open-plan living space that includes a contemporary kitchen and a bright, inviting lounge that opens onto landscaped gardens. With stylish interiors, ample natural light, and wood-burning stove, this home is designed for both comfortable living and sophisticated entertaining. Located in a prime position with the added convenience of plenty of off-road parking, this property is a rare find in a highly sought-after location. Ideal for those seeking a luxurious and fabulous lifestyle in the heart of Devon.







At the heart of this exquisite home lies a stunning, contemporary living space with a kitchen that combines functionality with modern design. Featuring sleek, cabinetry and premium stainless steel appliances, this space is both practical and visually striking. The centrepiece of the kitchen is a large central island, topped with a pristine white countertop, offering ample space for meal preparation, casual dining, or social gatherings. Overhead, stylish pendant lighting and strategically placed skylights flood the room with natural light, creating a bright and welcoming atmosphere.



Flowing seamlessly from the kitchen, the inviting open-plan living area exudes style, making it the perfect space for relaxation and social gatherings. The room is beautifully illuminated by natural light through the bi-fold glass doors, which open directly onto the garden and patio, blending indoor and outdoor living. A wood-burning stove serves as a great focal point, offering warmth and ambiance during cooler months. The clean lines and minimalist décor, complemented by the elegant tiled flooring, contribute to the contemporary feel of the space, while soft, comfortable furnishings invite you to unwind. This versatile living area is designed for both casual lounging and sophisticated entertaining, truly embodying the home's blend of comfort and modern elegance.





The main bedroom is located on the first floor and boasts seamless wood laminate flooring, adding both warmth and elegance to the space. A large rear-facing window offers garden views while allowing natural light to fill the room, creating a bright and airy ambiance. The built-in gloss-fronted wardrobes provide ample storage and enhance the room's modern, minimalist design. Additionally, the bedroom includes a walk-in wardrobe and a well-appointed en suite featuring a shower, bath, wall-hung WC, and a washbasin set into a stylish vanity unit.





The second floor accommodates three additional generously-sized bedrooms, two with views over the rear elevation and one overlooking the front.



All rooms are finished with wood-effect laminate flooring, ensuring a cohesive and elegant flow throughout the space.





The family bathroom is thoughtfully designed, featuring a fully tiled interior and a range of modern amenities. It includes a wall-hung WC, a sink inset into a vanity unit with drawers for added storage, a quadrant shower, and a panelled bath, providing both functionality and style.



The gardens, are private and beautifully kept offering many areas for sitting out as well as mature planted borders, patio seating areas and a large workshop/store.

To the front and accessed between timber gates, leads to the gravelled parking and turning area. There is a paved pathway access around the house as well as electric point and cold water taps.



# Key Facts for Buyers

**TENURE** - Freehold

**COUNCIL TAX BAND** - E

**EPC** - D

## **SERVICES**

The property has all mains services connected.

## **PARKING**

There is a gravelled parking area to the front of the property offering plenty of private parking.

## **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](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.



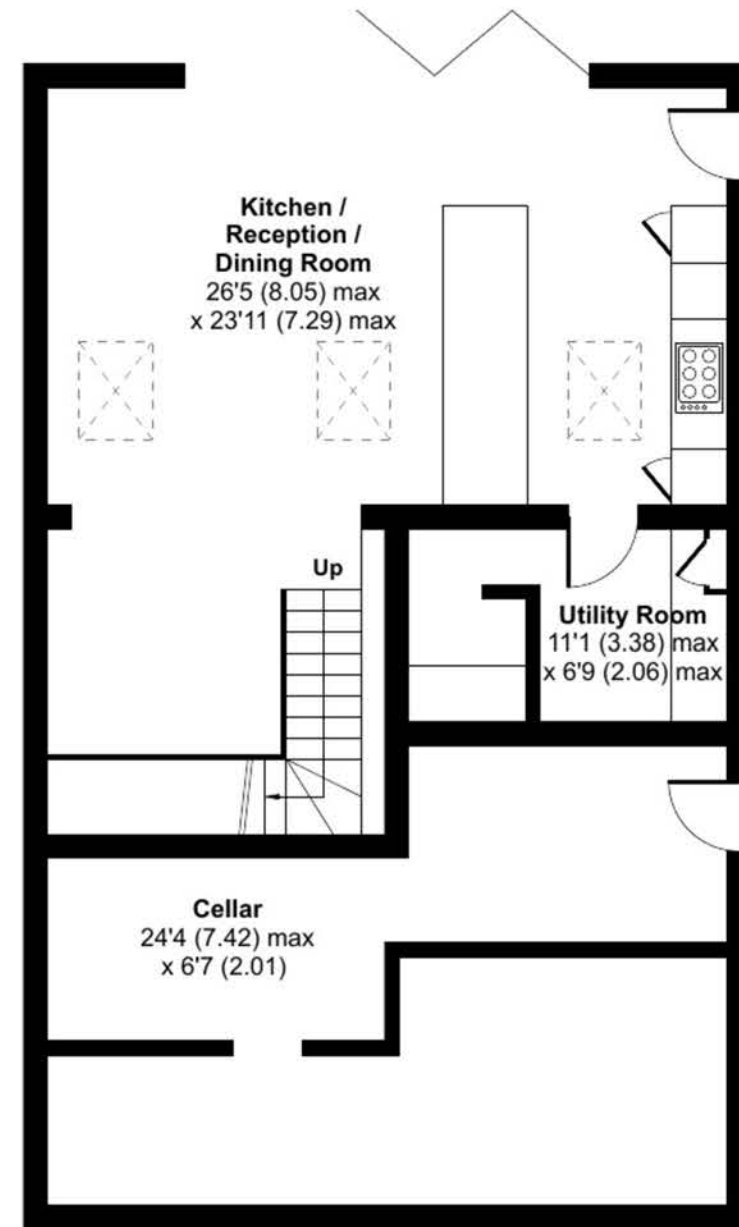
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# Floorplans

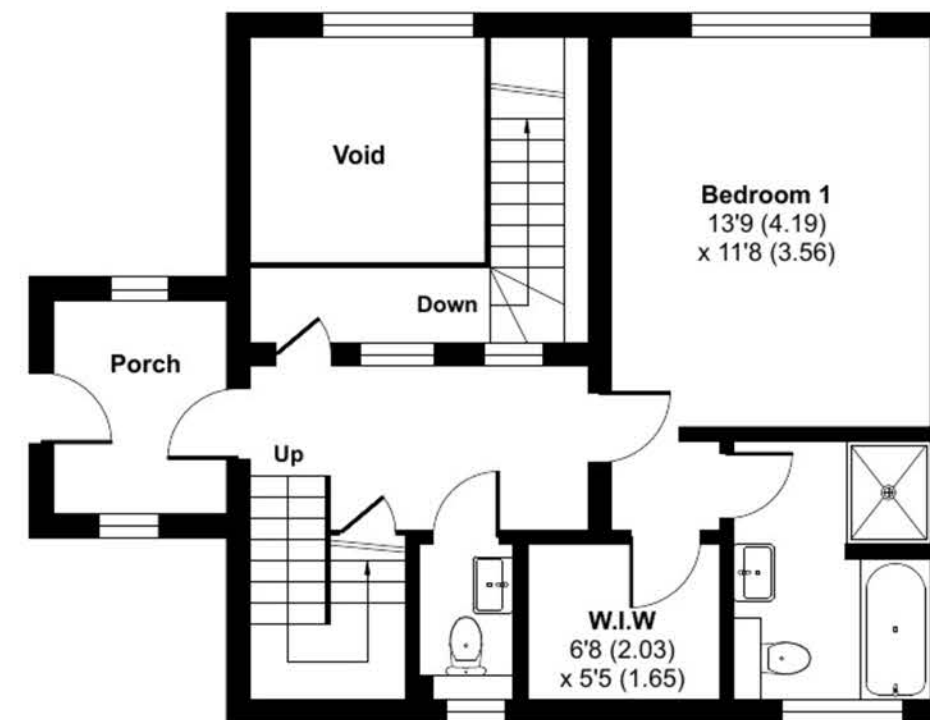
## Eastern Road, Newton Abbot, TQ13

Approximate Area = 2054 sq ft / 190.8 sq m (excludes void)

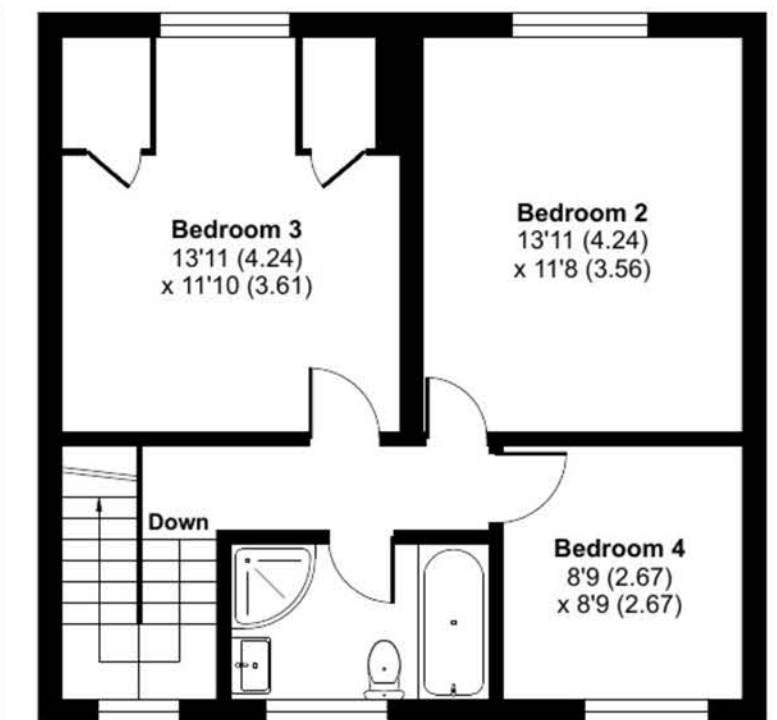
For identification only - Not to scale



CELLAR / GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1167865



# 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.

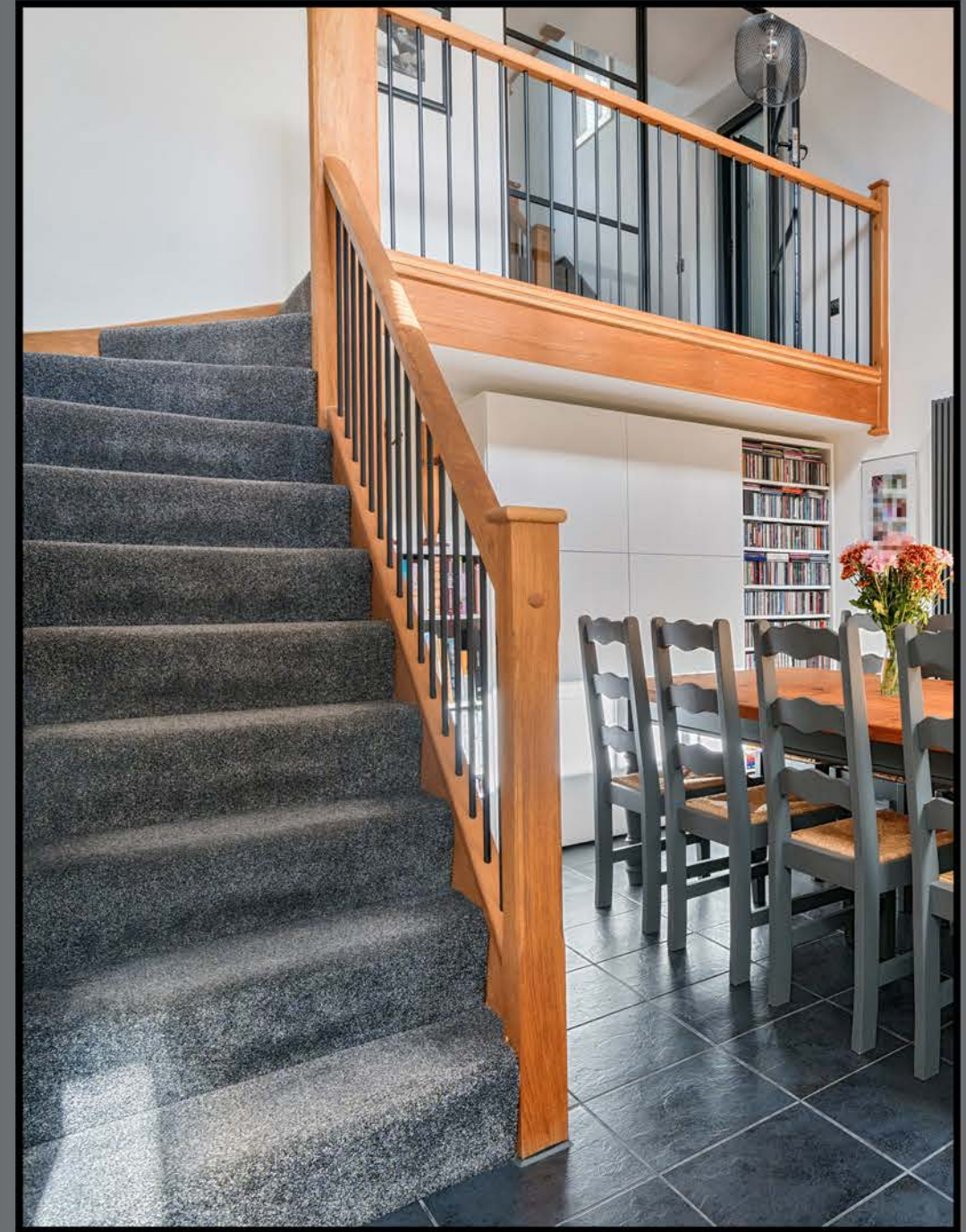
The market town of Newton Abbot, about 7 ½ miles away, has a mainline train station and easy access to the A38 and M5. It also has many other amenities; including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities.

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.









# YOULSTONE

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Experience the perfect blend of modern luxury and serene countryside living in this beautifully transformed Ashburton home. With its meticulous design and seamless indoor-outdoor flow, this property offers a unique sanctuary in the heart of Dartmoor. Discover a lifestyle of comfort, elegance, and tranquillity.

