



52 WEST STREET, ASHBURTON, DEVON TQ13 7DU





52 West Street

ASHBURTON • DARTMOOR • DEVON

This charming and character-filled Grade 2 listed period home offers a delightful blend of modern convenience and traditional features across three floors. Located in an ideal position, close to the town centre, this lovely property offers a bright, spacious living area, a well-equipped kitchen and a private rear garden. The living room features a stone fireplace, while the outdoor space provides a private, garden retreat.

With ample natural light throughout, exposed beams, and stylish décor, this home offers a welcoming and versatile space perfect for both relaxation and entertaining.



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





Head in to the inviting living room which offers a warm and welcoming atmosphere, centered around a beautiful stone fireplace with a wood-burning stove.. The exposed brick arch and rustic mantelpiece add character to the space, while large windows to the front allow natural light to fill the room, highlighting the warm golden walls. With its wooden flooring and useful alcoves, this room offers the perfect space to create your ideal retreat. The open-plan layout enhances the flow between the living room, dining area, and kitchen, creating a sense of space and connectivity.





The galley kitchen offers a blend of modern functionality and vintage charm. Featuring light cabinetry with glass-fronted units, counter space and sleek black tiled splashbacks, this kitchen is both stylish and practical. Natural light streams through a fabulous skylight, creating a bright and inviting space perfect for preparing meals. Equipped with modern appliances, including a built-in oven, the kitchen is highly functional also offering open shelving which adds to the homely feel.



Stairs rise to the first floor, where the main bedroom sits to the front of the property. With a large sash window, natural light fills the room and provides a superb views of the church and surrounding town.

With its generous size and characterful touches such as an exposed ceiling beam, this room offers space and versatility to create your own personal haven. The built-in shelving provides convenient storage, making this bedroom both stylish and functional.





Also situated on the first floor is this family bathroom. with a window to the rear elevation, this space has a bright and light feel to it as well as a view to the rear garden and beyond. A full-size bathtub sits beneath the window, perfect for unwinding, while decorative touches and artwork enhance the room's unique character. The bathroom also offers a walk-in shower, pedestal wash hand basin and WC.

The stairs rise again to the second floor, where a further room is situated with sloped ceilings and exposed beams. Again, full of natural light from the windows to the front and rear as well as a simply stunning view.

The room provides a versatile space that could serve as a guest bedroom, study, or hobby room, depending on your needs. The pitched roof and skylight add to the room's appeal, making it a delightful and private space within the home.







The garden features a variety of mature plants and greenery, creating a tranquil, nature-filled oasis. A gravelled seating area is complemented by rustic wooden benches and outdoor furniture, making it a great spot for al fresco dining or enjoying a quiet moment surrounded by lush foliage..

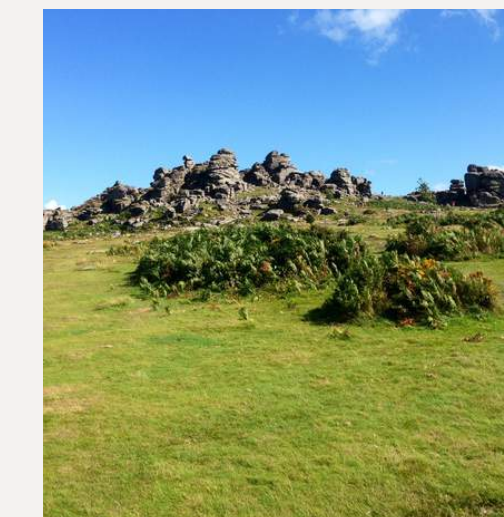


About... Ashburton

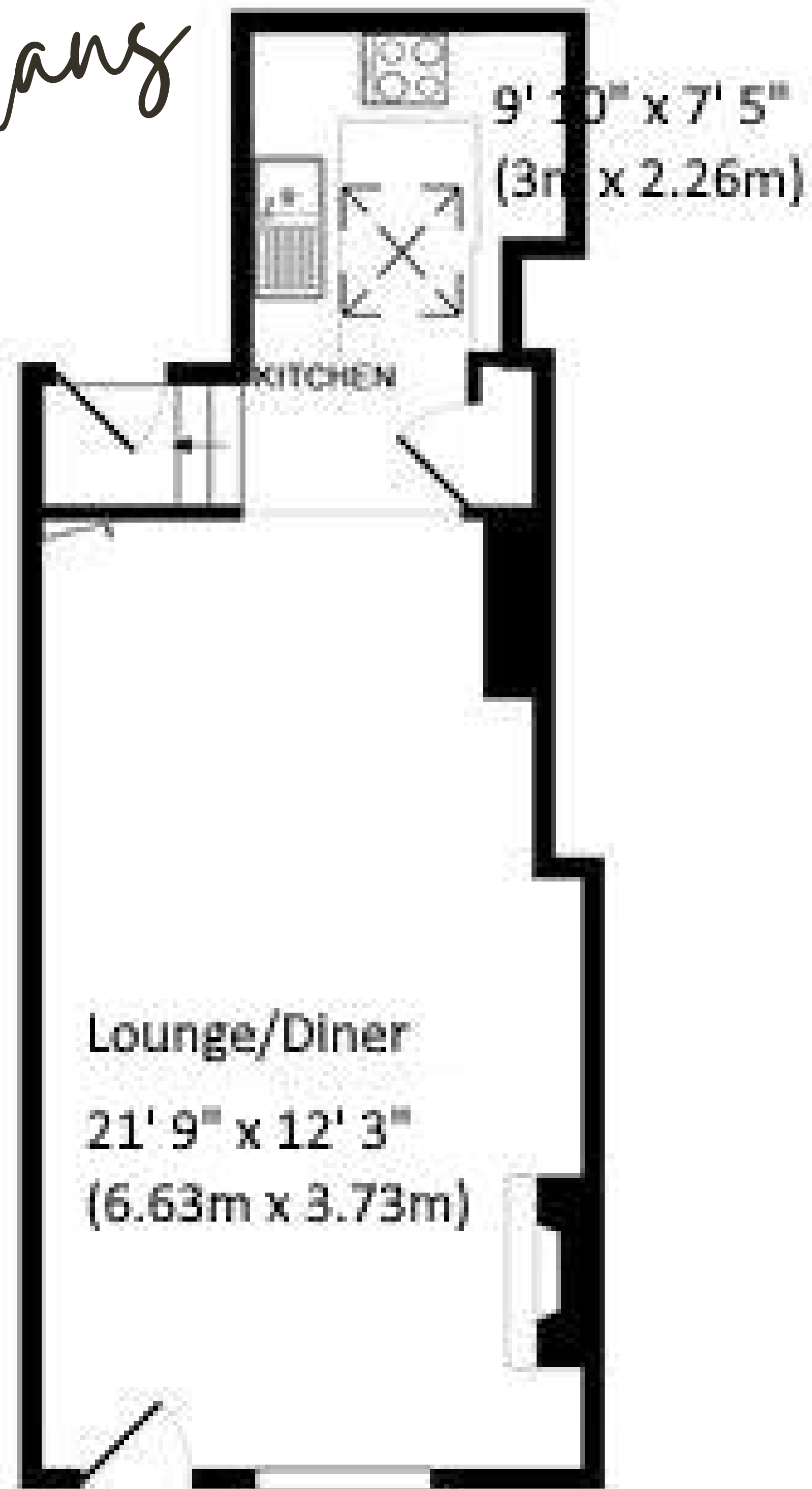
Ashburton sits within Dartmoor National park and is a beautiful town with a superb range of shopping facilities, including independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School. There is also 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.



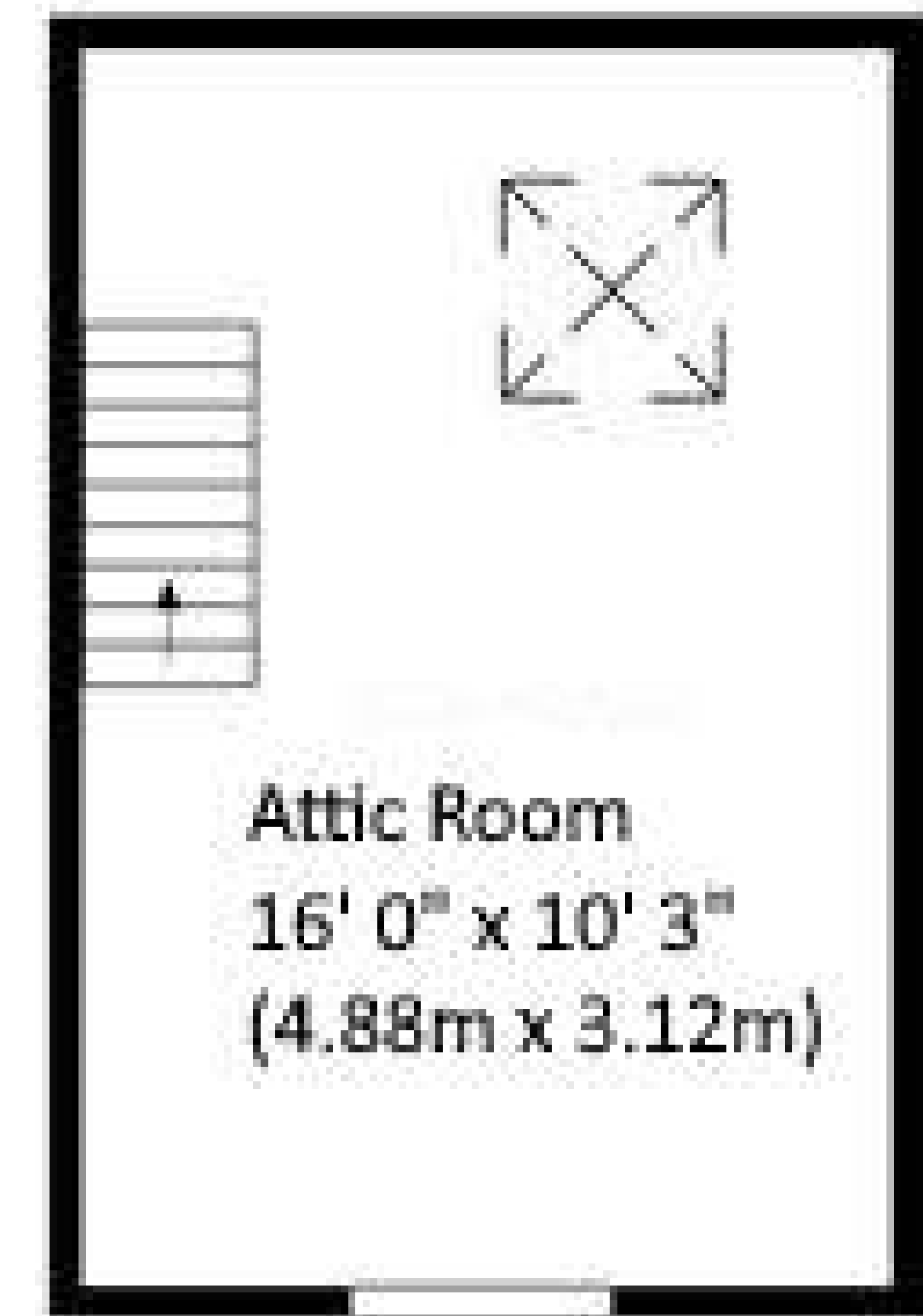
Floorplans



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Key Facts for Buyers

TENURE: Freehold.

The sale of the house also comes with a share in the Cock Orchard Collective. The benefits of joining are that it provides free access any time to the fields and woods behind the house, which are beautiful. There is no financial charge currently - the small amount received from grazing the land covers any various costs.

We believe there is a small flying freehold. Please speak to the agent.

Grade 2 Listed.

COUNCIL TAX : Band B

EPC: D

SERVICES

The property has all mains services connected and Gas fired central heating.,

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](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below - **Key Facts for Buyers - click here**

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 their Dartmoor Office - 01364 652652 or the High Moor Office - 01647 441104 or 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

D E T A I L S P R O D U C E D O C T O B E R 2 0 2 4





SCAN ME to book a viewing
or call the Sawdye & Harris team on 01364 652652

