

Dandelion House and Castle Gate

DANDELION HOUSE and CASTLE GATE DOLBEARE ASHBURTON TQ13 7LB

Dandelion House comprises a character filled, Grade II Listed semi-detached property set in a small hamlet on the edge of Ashburton, together with an adjacent Office/Summer house, known as Castle Gate. There is much potential here with a further attached studio/workshop which could be developed STP. Freehold. Council Tax Band C. EPC G.

Two Bedrooms | Kitchen/Dining Room
Sitting Room | Loft with potential
Original features | Parking
Garden and outbuilding | No onward chain

THE DARTMOOR OFFICE
TEL: 01364 652652
HELLO@SAWDYEANDHARRIS.CO.UK
WWW.SAWDYEANDHARRIS.CO.UK









The property is accessed through the cottage garden to the front door which opens in to the HALLWAY. Take the door to the left to the SITTING ROOM. This room has a floor to ceiling bay window making the best of the view to the front garden, and also boasts an ornate fireplace with wood burning stove for those cosy nights. This generous room has ample space for both living and dining.







The refurbished KITCHEN/DINING SPACE is lovely and light with windows to the front and rear elevations. This space has a tiled floor and wooden styled cupboards and drawers as well as a freestanding central island. There is a Butlers sink to one side as well as a fireplace with wood burning stove and plenty of space for entertaining. A door off leads to a storage cupboard and also houses the electric boiler.

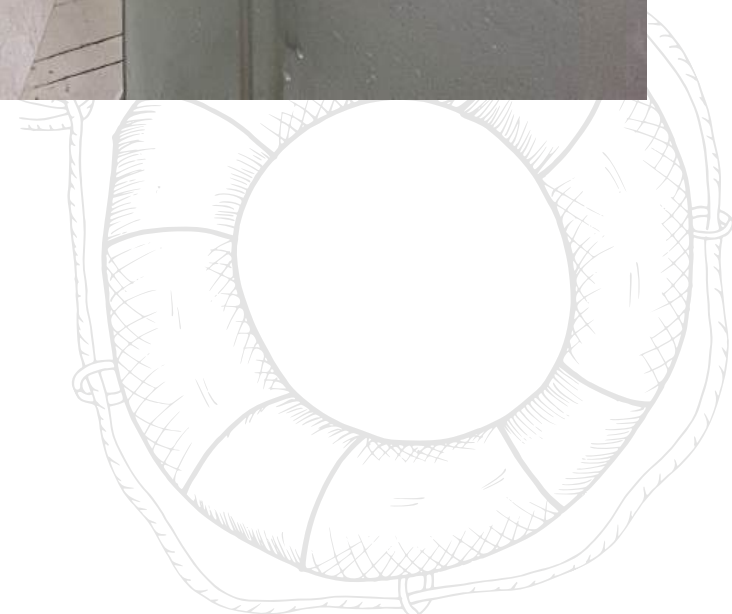


Two bedrooms await you, at first floor, both well decorated and with character features which run throughout the whole property.



The first bedroom is a good size, with window to the front elevation and en-suite shower as well as a walk-in wardrobe.

The Second bedroom offers good space and also offers a walk-in shower room.





Outside

The pretty cottage garden sits to the front with its brick pathway, hedgerow and mature borders designed to be a haven for butterflies and bees.

There is parking to the side of the property for several cars.



Castle Gate

THE PROPERTY

While the site currently benefits from planning permission for the timber summerhouse to be used as a home office/store, this permission is granted as ancillary accommodation to Dandelion House. If Castle Gate is to be sold independently or used for purposes other than as ancillary to the main dwelling, further planning permission for a change of use would be required. Buyers are encouraged to make their own enquiries with the local planning authority to explore the potential for alternative uses, which could include a variety of possibilities, subject to the necessary consents.

PLANNING PERMISSION

The property has planning permission, through Teignbridge District Council under application number 08/04503 . Individuals looking to purchase this unique dwelling are advised to make their own enquiries for the purposes they wish to use it for.

SERVICES

- The property is freehold.
- The site has mains electric.
- Drainage is not currently connected and therefore we would suggest any potential buyer make their own enquiries as the current planning application does not include the addition of facilities to the building.
- The property does not require an Energy Performance Certificate.

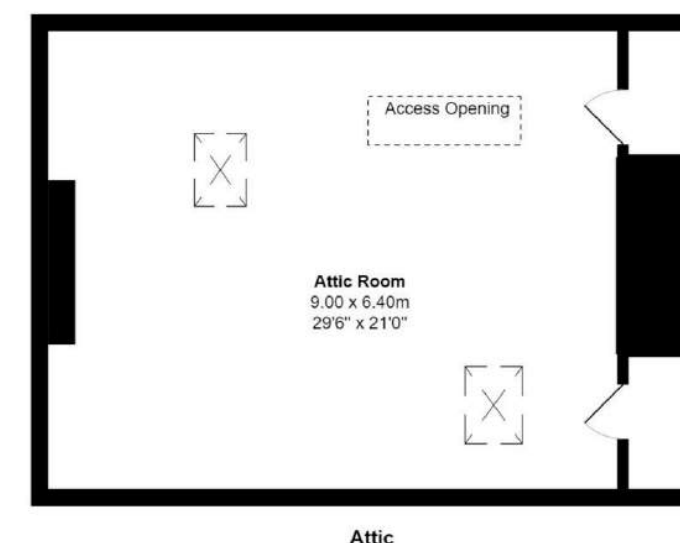
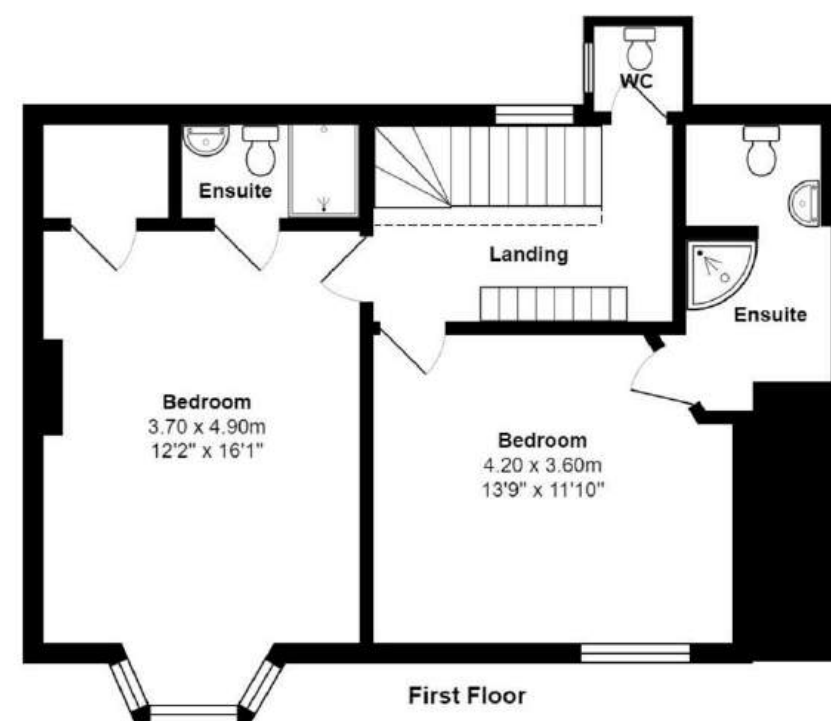
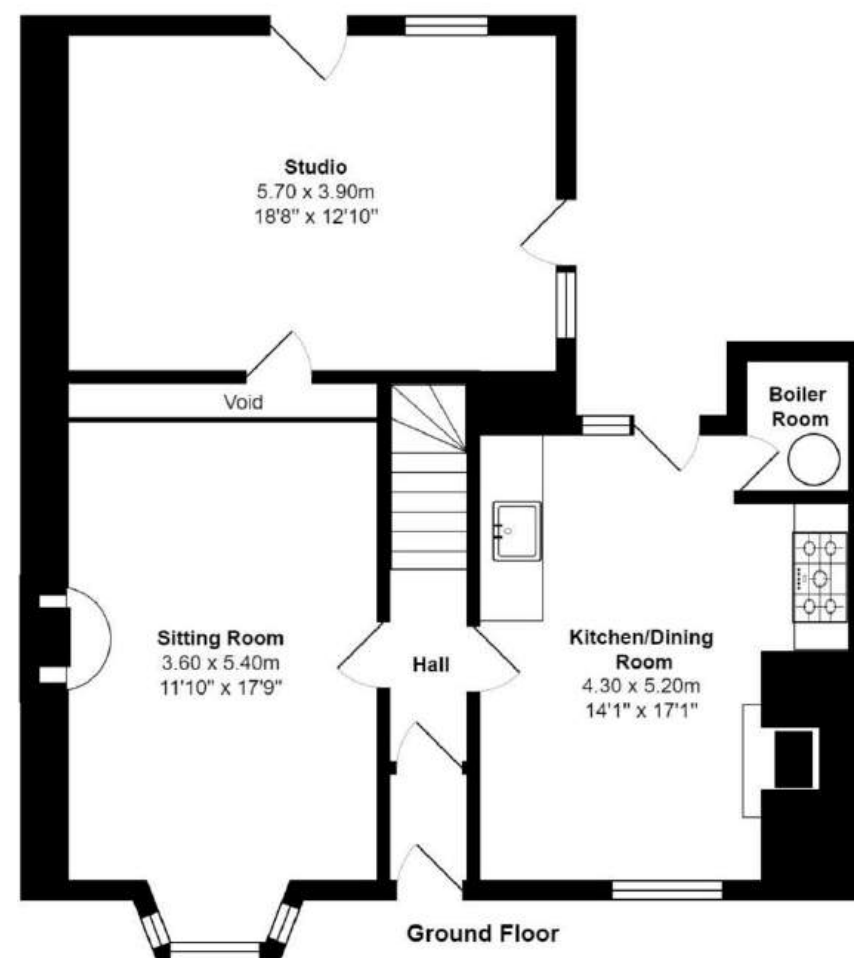
VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their 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.

All parties who enter and view the property, do so entirely at their own risk and no responsibility is accepted by the vendors or the agents, for any injury whatsoever, whilst on the property.

Floorplans



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

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.









Dandelion House



To view this property strictly by appointment only please scan the QR code above or contact us by

E -hello@sawdyeandharris.co.uk T - 01364 652652

