



63 NORTH STREET
ASHBURTON • DEVON

SAWDYE & HARRIS
CELEBRATING 175 YEARS



This two-bedroom cottage is located in the heart of Ashburton, a vibrant town on the edge of Dartmoor National Park. Perfect for those seeking a peaceful retreat while enjoying the convenience of local amenities, shops, and excellent transport links. Head in through the front door and the kitchen is on the right hand side which leads into the living room, with a traditional stone fireplace. The ground floor also has the bathroom, which is conveniently positioned for accessibility. There is direct access from the living room to the rear garden, providing an ideal outdoor space to unwind, enjoy a spot of al fresco dining, or simply take in the fresh air. Upstairs, there are two light-filled bedrooms.

GUIDE PRICE: £250,000 Freehold

KEY FEATURES

- Charming two-bedroom cottage with period features
- Spacious living room with traditional stone fireplace
- Kitchen with ample storage
- Two comfortable bedrooms with lovely countryside views
- Private courtyard garden for outdoor dining and relaxation
- Prime location in Ashburton, close to Dartmoor National Park and local amenities

This charming property is ready to welcome its next owners. Early viewing is highly recommended to fully appreciate its unique appeal!





Enter into the open-plan kitchen with fitted units, worktop space, and space for appliances. The kitchen retains a rustic feel while offering modern conveniences, making it an ideal area for cooking and entertaining.







A welcoming living space featuring a stunning stone fireplace with a wood-burning stove, adding warmth and character. The room benefits from dual-aspect windows and access to the rear courtyard, allowing for plenty of natural light.



Both bedrooms offer generous space and unique character features. Bedroom 1 overlooks the rear courtyard garden and includes built-in storage, high ceilings, and traditional beams, creating a cosy yet spacious feel.

Bedroom 2, at the front of the property, benefits from a large sash window, allowing plenty of natural light. Its versatile layout makes it ideal as a bedroom, home office, or creative space, with alcoves offering potential for bespoke storage.





The ground floor bathroom is equipped with a bathtub and overhead shower, a WC, and a wash basin. Finished with neutral tiling, it provides a functional and comfortable space.

Outside

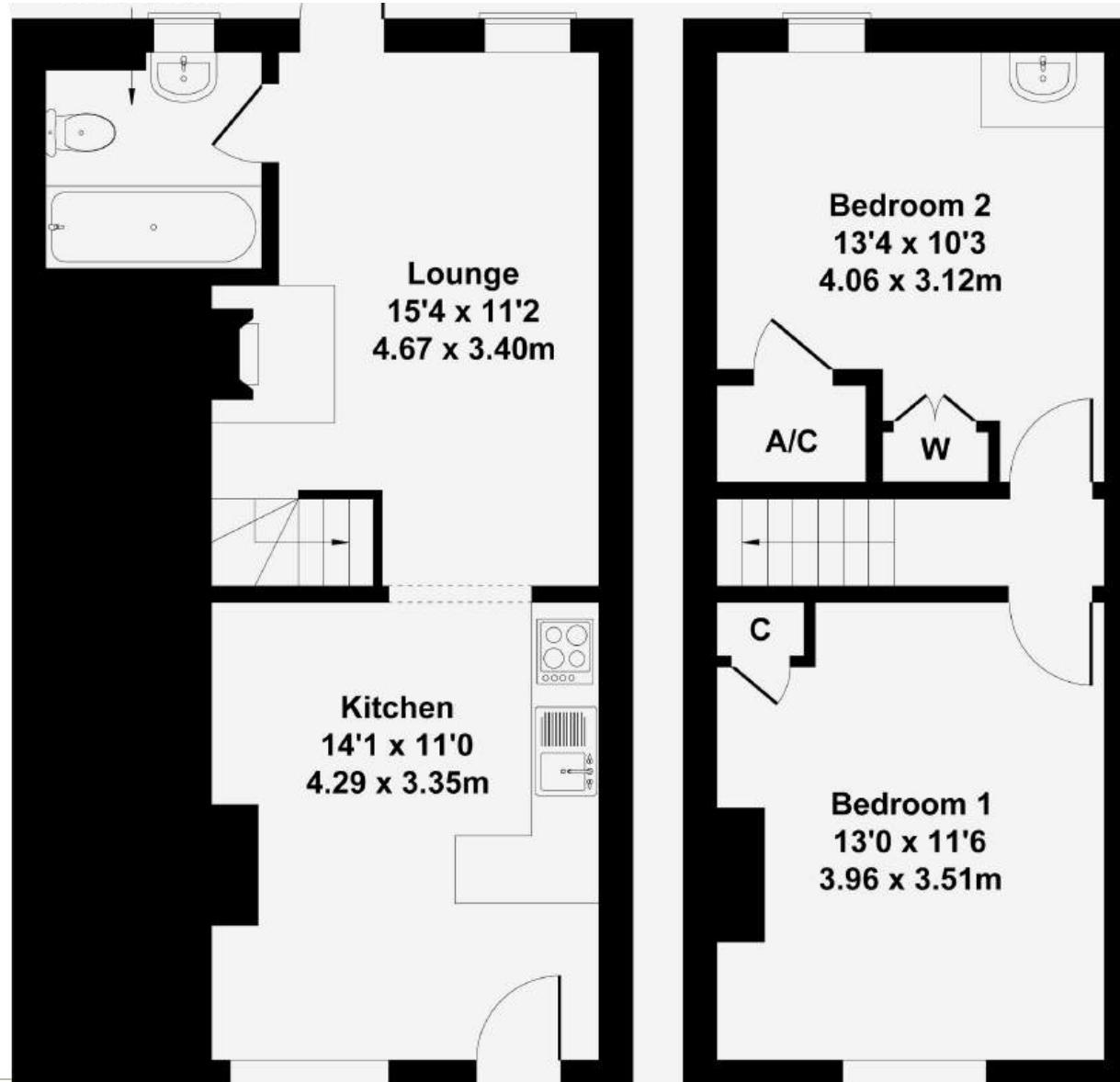
The property features a private courtyard garden, enclosed by traditional stone walls with mature greenery, creating a peaceful retreat ideal for outdoor dining or relaxation. There's space for potted plants or a small herb garden, adding charm to the setting, along with a convenient rear access gate. There is a right of access across the neighbours garden, leading back to North Street.

At the front, the stone cottage facade boasts red-painted window frames and a matching door, adding character to the historic row of homes. Street parking is available, on a first come first serve basis to the front of the property.





Floorplans



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Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX - Band C

EPC - E

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..

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



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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 please scan the QR code above or contact us by

Email - hello@sawdyeandharris.co.uk

Telephone - 01364 652652

