



WELSTOR HOUSE, ASHBURTON



WELSTOR HOUSE

ASHBURTON • DARTMOOR • DEVON

Set in an elevated position on Dartmoor, this Grade II Listed Georgian home combines period charm with generous living space and breath-taking views. Surrounded by its own gardens and grounds, the property offers a sense of seclusion while being just minutes from the vibrant town of Ashburton.

Steeped in character, the house offers high ceilings, classic sash windows and well-proportioned rooms, creating a warm and inviting atmosphere. The farmhouse-style kitchen, alongside the spacious reception rooms and six bedrooms provide a flexible layout perfect for family living.

Adding further potential, a detached granite barn offers an exciting opportunity for renovation (subject to planning permission). In total, the property extends to just over 1 acre.

OFFERS IN EXCESS OF £1,000,000



**SAWDYE & HARRIS
THE DARTMOOR OFFICE**

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KEY FEATURES

- Elegant detached Grade II Listed Georgian home in a wonderfully private setting
- Panoramic views over Dartmoor and surrounding countryside
- Six bedrooms combined with modern bathrooms and yet ore potential
- Spacious farmhouse-style kitchen with adjoining breakfast room
- Peaceful yet convenient location just above Ashburton town
- Within easy reach of the A38 for Exeter, Plymouth & beyond





Step inside to a welcoming central hallway that connects the heart of the home. High ceilings, original detailing, and period features create an immediate sense of character. The main reception room is a true highlight—spacious, light-filled and elegantly proportioned. Large sash windows perfectly frame the countryside views, while French doors open directly onto the garden. A central fireplace with wood-burning stove adds warmth and atmosphere, complemented by period touches like wooden shutters to the windows.



The kitchen/breakfast room offers a great, everyday space again sitting to the front and filled with natural light from sash windows, the room combines a traditional feel with practical layout, making it ideal for both family living and casual dining. Fitted units provide plenty of storage, while tiled flooring and a deep ceramic sink add a touch of country character.





A second kitchen and dining room offer extra versatile living space. At its heart is a striking red Rayburn, set against exposed brickwork that brings warmth and rustic appeal. The room is well-proportioned, with wooden and tiled flooring, plenty of natural light and space for a generous dining table — making it ideal for family lunches and gatherings, or even as a separate space for multi-generational living or guests.



There are six generous bedrooms, each being bright and full of natural light. The bedrooms to the front offer unrivalled far-reaching countryside views.



Whether hosting family, welcoming guests, or creating a dedicated home office, each room is bright, spacious, and effortlessly adaptable to suit your needs.





The property includes a large family bathroom with both a freestanding bath and separate shower. A second shower room and additional WC provide further convenience for family life and guests, all set across the two floors for easy access.

Outside

The property sits in just over an acre of gardens and grounds, offering a rare sense of space and seclusion.

A sweeping driveway leads up to the house, bordered by grassy banks and mature trees, with a ha-ha fence subtly defining the front boundary.

Nestled within the grounds of Welstor House, is a detached stone barn which presents an exciting opportunity for renovation and transformation, subject to the necessary planning consents- A chance to craft a bespoke dwelling in a stunning rural location.

There is the opportunity to purchase up to an additional 28.4 acres (11.5 hectares) of pasture land, extending along the lower boundary of the driveway. Interested parties should contact the sole selling agents for further details.





Key Facts for Buyers

TENURE - Freehold - Title Number - DN749124

Welstor House is Grade II Listed - A link to the Historic England website is below:

<https://historicengland.org.uk/listing/the-list/list-entry/1282909?section=official-list-entry>

COUNCIL TAX BAND - G

EPC - E

SERVICES

The property has mains electricity, private water from a borehole and shared drainage by way of a Klargester BioDisc Sewage Treatment Plant. . There is also oil fired central heating and an oil fired Rayburn, which heats the hot water.

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**](#)

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.

Please Note: The stone barn on the property is currently disused and in an unsafe condition. For health and safety reasons, access to the barn is strictly prohibited during viewings. We kindly ask all visitors to respect this restriction and exercise caution while on-site.

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

Approximate Area = 3742 sq ft / 347.6 sq m

Outbuilding = 800 sq ft / 74.3 sq m

Total = 4542 sq ft / 421.9 sq m

For identification only - Not to scale



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 sits right on 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.









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

