



FARRIERS COTTAGE, ASHBURTON



FARRIERS COTTAGE

ASHBURTON • DARTMOOR • DEVON

Nestled in the heart of Ashburton, Farriers Cottage is a beautifully presented Grade II Listed home offering the perfect mix of period charm and modern comfort. Set over two floors, the cottage features a generous sitting room, a bright kitchen/diner, utility room and three well-proportioned bedrooms, along with a family bathroom and an additional WC.

This property has a lovely feel to it, and is all ready to move in to, while the rare detached car port provides valuable parking and storage space — a true bonus for a town centre home. Moments from artisan shops, cafés, and scenic Dartmoor walks, Farriers Cottage is a smart and welcoming base in one of South Devon's most sought-after towns.



SAWDYE & HARRIS
THE DARTMOOR OFFICE

01364 652652
HELLO@SAWDYEANDHARRIS.CO.UK

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



Welcome



A wonderfully light and spacious room, the sitting room offers large windows to the front aspect, that flood the space with natural light. Character features such as the exposed beams and granite fireplace add warmth and charm, while generous proportions make it a versatile space for relaxing or hosting guests.

Whether you're curling up with a book or entertaining friends, this is a room that adapts beautifully to every occasion.





At the heart of the home, the kitchen/dining room offers a generous and sociable space with ample room for both cooking and entertaining. Fitted with Shaker style units, butler sink and freestanding Rangemaster cooker with five-ring gas burner double electric oven. The dual aspect offers plenty of natural light. A dining table fits comfortably, with built-in seating creating a natural hub for family life or relaxed evenings with friends. The space flows easily off from the entrance hall.

Leading off the half-landing is a useful utility room with space and plumbing for a washing machine, under floor heating and door, giving access to the garden.





Upstairs, the property offers three well-proportioned bedrooms, each with its own charm and flexibility. The principal bedroom, with character fireplace, is notably spacious, stretching over 17 feet and ideal as a calm retreat with room for a dressing area or workspace. The second bedroom is a generous double, while the third bedroom makes an ideal home office, nursery, or guest room.





The family bathroom is stylish and well-appointed, featuring a modern suite with both a bath and overhead shower — finished in neutral tones, it offers a clean and calming space. A separate WC adds valuable convenience, especially for families or when entertaining.

Outside

To the rear of the property is a courtyard area With side gate and steps leading to the private South-west facing, low maintenance garden with pretty summerhouse - perfect for drinks or al fresco dining.

The garden leads up to an Additional terrace, the perfect spot to take in the wonderful views over the town And the hills beyond.

Adjoining the garden is a car port with Loft storage and parking for two cars is a rare and valuable find in the center of Ashburton.





Key Facts for Buyers

TENURE - Freehold with no onward chain. The property is Grade II Listed - further information on the listed building status - [click here](#)

The property sits within the Conservation area within Ashburton.

COUNCIL TAX BAND - D

EPC - D

SERVICES

The property has mains electricity, gas, water and drainage. The property has gas fired central heating with gas wood burner style fire.

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 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.



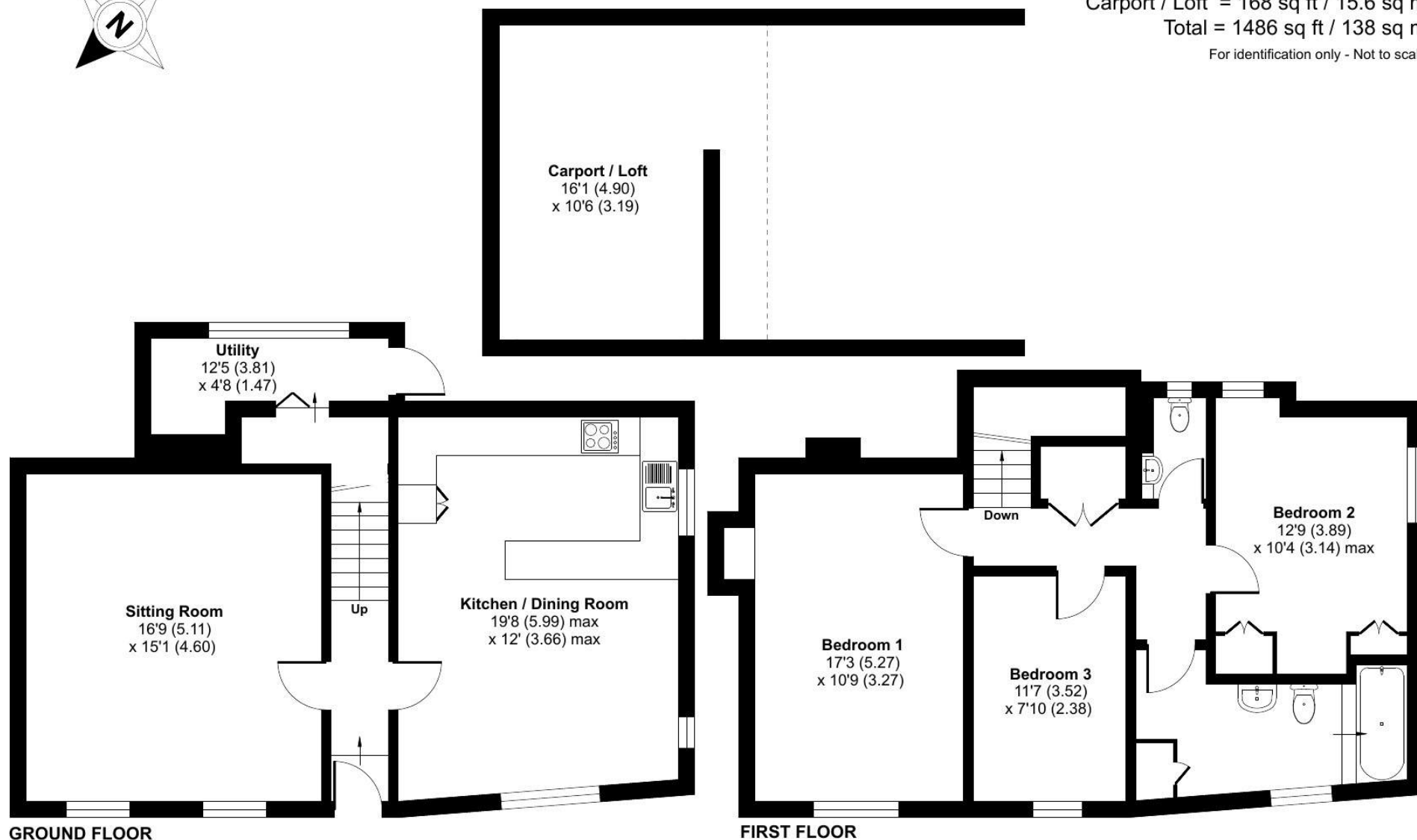
North Street, Ashburton, Newton Abbot, TQ13

Approximate Area = 1318 sq ft / 122.4 sq m

Carport / Loft = 168 sq ft / 15.6 sq m

Total = 1486 sq ft / 138 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1268994



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.





