



61 NORTH STREET
ASHBURTON • DEVON

SAWDYE & HARRIS
CELEBRATING 175 YEARS

Tucked away in the heart of Ashburton—a lively market town resting on the edge of the wild and beautiful Dartmoor National Park—this delightful two-bedroom cottage offers the best of both worlds: a peaceful retreat with all the comforts of village life close at hand, from friendly shops and cafés to excellent links for getting out and about.

Step through the front door and into the lounge, where a traditional stone fireplace stands proud, perfect for curling up beside on chilly evenings. A staircase leads up from here to the first floor, while at the back of the cottage you'll find the kitchen/diner.

From the kitchen, doors lead out to an away garden with handy outbuildings, ideal for pottering with plants, or simply breathing in the fresh moorland air. Upstairs, there are two bright, peaceful bedrooms - one with a handy storage nook, and the bathroom.

GUIDE PRICE: £289,950 Freehold

KEY FEATURES

- Charming two-bedroom cottage with period features
- Spacious living room with traditional stone fireplace
- Kitchen/Diner with ample storage
- Two comfortable bedrooms, plus extra storage room, 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 great property is ready to welcome its next owners. Early viewing is highly recommended to fully appreciate its unique appeal!



Welcome

Step into the LOUNGE - with a stone fireplace and open fire taking centre stage. Sash windows overlook the front. Stairs rise to the first floor, useful understairs storage cupboard, while a door leads through to the kitchen beyond.





The kitchen and dining area is a practical space, fitted with traditional wall and floor units, generous worktop space, and room for appliances. There's ample space for a dining table too. A door leads out to the garden.



Upstairs, both bedrooms offer a generous sense of space and are full of character. BEDROOM ONE looks out over the peaceful rear courtyard garden. With its high ceilings and a handy storage room tucked to the side, it manages to feel both cosy and airy.

At the front of the cottage, BEDROOM TWO catches the morning light through a large sash window. Its flexible layout makes it perfect as a guest room, home office, or even a creative nook. Built-in alcoves add to the charm and offer plenty of potential for custom shelving or storage.





The BATHROOM is fitted with a panelled bath and overhead shower, WC and wash basin. There is a useful large walk-in storage cupboard.

Outside

Outside, the cottage enjoys a private, lawned-away garden, ideal for relaxing, pottering or enjoying a bite to eat beneath the open sky. There are two generously sized outbuildings, one of which is fitted with light and power, offering fantastic storage or workshop potential. An outdoor WC is located alongside.

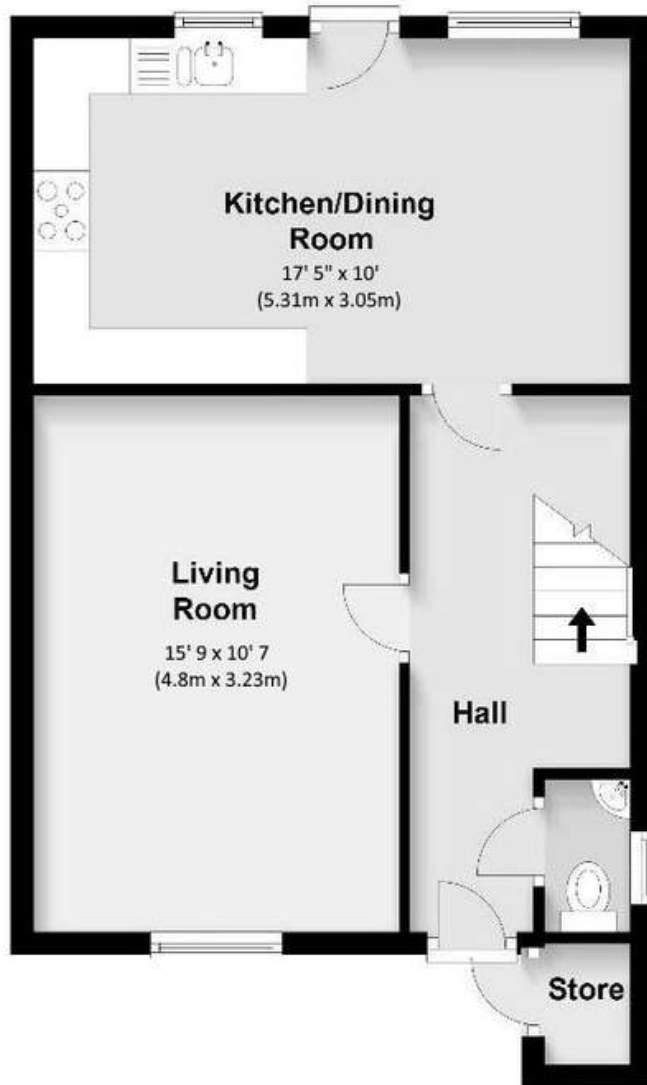
The property benefits from a right of way via a shared access alleyway running along the side. Additionally, both No. 59 and No. 63 have legal access.

At the front, the stone façade of the cottage has green-painted window frames and a matching front door that adds to the character of this historic row. On-street parking is available just outside, on a first-come, first-served basis.

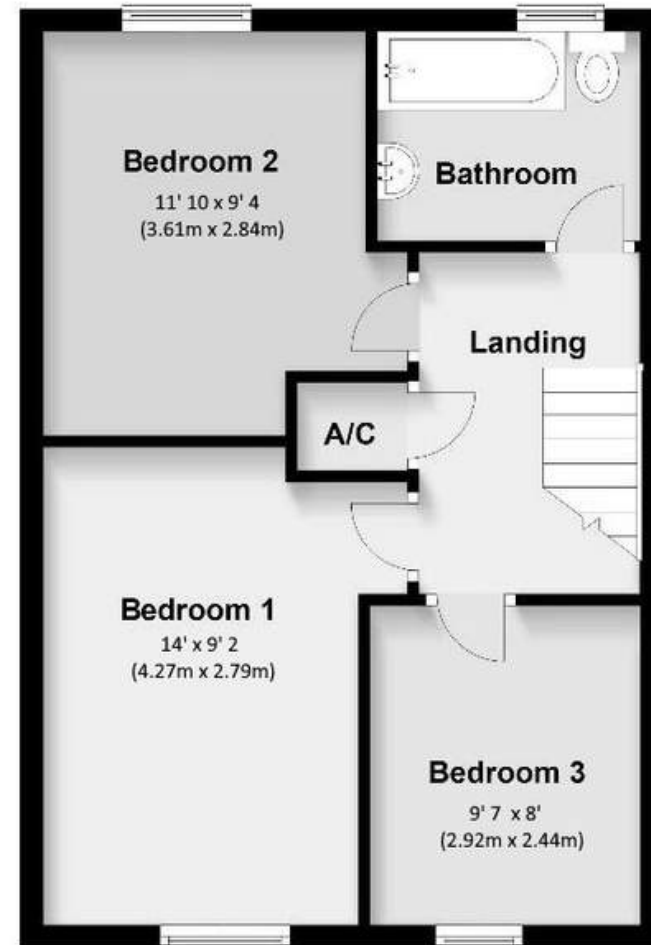




Ground Floor



First Floor



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Key Facts for Buyers

TENURE - Freehold. Please note there are two flying freeholds with this property and numbers 59 and 63.

There is a private shared accessway between the house and the garden, which runs back through to North Street. The owners of 59 and 63 North Street have legal access.

COUNCIL TAX - Band C

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..

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

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

