



THE COBWEBS, WEST STREET ASHBURTON



Believed to date back to the 16th century, The Cobwebs is a charming Grade II mid-terrace with four bedrooms and abundant character. Warm, welcoming and highly adaptable, it's ideal as a family home and also suits a live/work lifestyle, with a ground floor that has previously hosted retail, office and other ventures.

GUIDE PRICE £395,000





A timber front door opens to an inner lobby, leading to a light-filled living room via a multi-paned glazed door. At its heart is a characterful stone fireplace crowned by a substantial timber beam, set against a painted stone wall with ambient downlighters. The room is highly adaptable—previously used for retail and business—and remains suitable for commercial use. Added charm comes from an antique-style radiator and wide display/storage seating beneath each front window.

Step into the kitchen/dining room—a charming space with an original flagstone floor, a striking stone pillar, and an exposed stone wall. An alcove, once likely home to a stove, now offers handy storage. A multi-paned window looks out to the rear courtyard. Along one side, you'll find floor-mounted cabinets with granite and timber worktops, a one-and-a-quarter stainless black sink with a swan-neck tap, and open display shelving, plus space for a dishwasher and gas cooker. The perfect spot to cook and entertain.

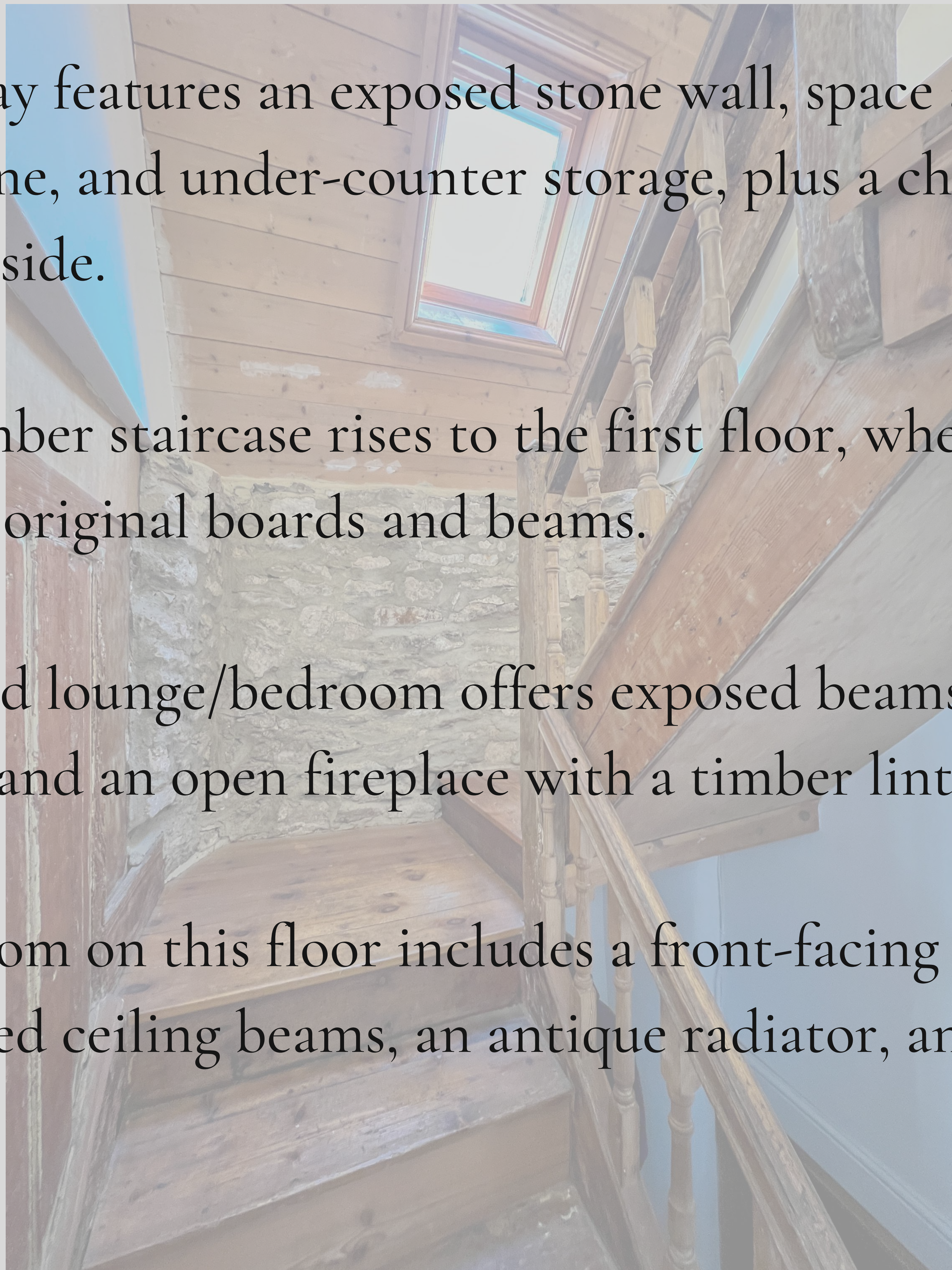


The rear hallway features an exposed stone wall, space and plumbing for a washing machine, and under-counter storage, plus a characterful stable door to the outside.

An exposed timber staircase rises to the first floor, where the home's age shines through original boards and beams.

A superbly sized lounge/bedroom offers exposed beams, a multi-paned front window, and an open fireplace with a timber lintel.

Another bedroom on this floor includes a front-facing multi-paned sash window, exposed ceiling beams, an antique radiator, and a cast-iron fireplace.







On this level, the family bathroom boasts a rolled-edge cast iron bath with mixer shower, separate quadrant shower with folding doors and waterfall head plus hand attachment, WC, and pedestal wash basin. Part-panelled walls, modesty-glazed rear windows, and concealed storage make it both stylish and functional.



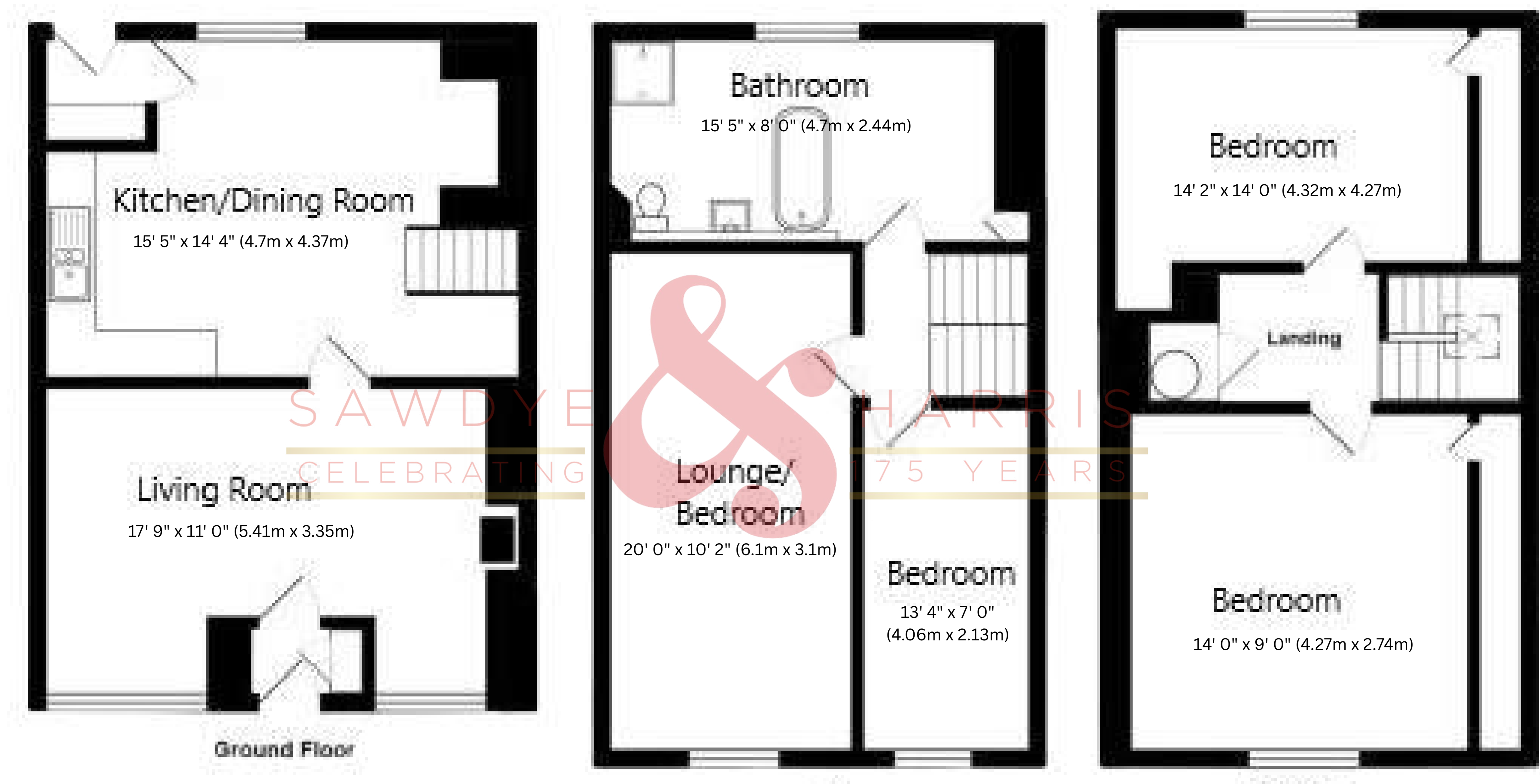
On the second floor, exposed stone, timber beams, and a Velux skylight guide you to a roomy landing with under-eaves storage.

This level offers two bedrooms: a front bedroom with original exposed A-frames, timber floorboards, and storage, and a rear bedroom with an exposed A-frame, timber flooring, and an antique-style radiator.



The courtyard garden is private and very low maintenance, mainly laid to patio with a raised planted border along two sides.

Floorplan



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 is one of Dartmoor National Park's true gems – a thriving, character-filled town surrounded by breath-taking countryside yet perfectly placed for modern living. Its vibrant high street is lined with independent shops and artisan businesses, from vintage treasures and antique finds to a family-run ironmonger's, delicatessen, artisan bakery, and specialist fish deli. Food lovers will also know Ashburton as the home of the renowned Ashburton Cookery School, drawing aspiring chefs from across the country.

The town offers excellent everyday amenities, including a primary school and South Dartmoor Community College, while the open moor is less than 10 minutes away – inviting endless opportunities for walking, riding, fishing, and exploring. Golf enthusiasts will appreciate the nearby Stover Golf Club, set in beautiful parkland.

Despite its scenic location, Ashburton enjoys superb connectivity. The market town of Newton Abbot is just 7½ miles away, with a mainline train station linking directly to London, and easy access to the A38 and M5. The stunning South Devon coast can be reached in around 40 minutes, while Exeter and Exeter Airport are within 30 miles, and Plymouth just 40 minutes by road. Totnes also offers regular bus services and a mainline rail connection from London to Penzance.

Whether you're seeking outdoor adventure, artisan shopping, top-rated schooling, or a warm, welcoming community, Ashburton offers it all – right on your doorstep.



Key Facts for Buyers

TENURE - Freehold. Please note there is no parking with the property.

COUNCIL TAX BAND - C

EPC - C

SERVICES

All mains services are connected.

BROADBAND

Super Fast 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 The 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.



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Additional Information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services, we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

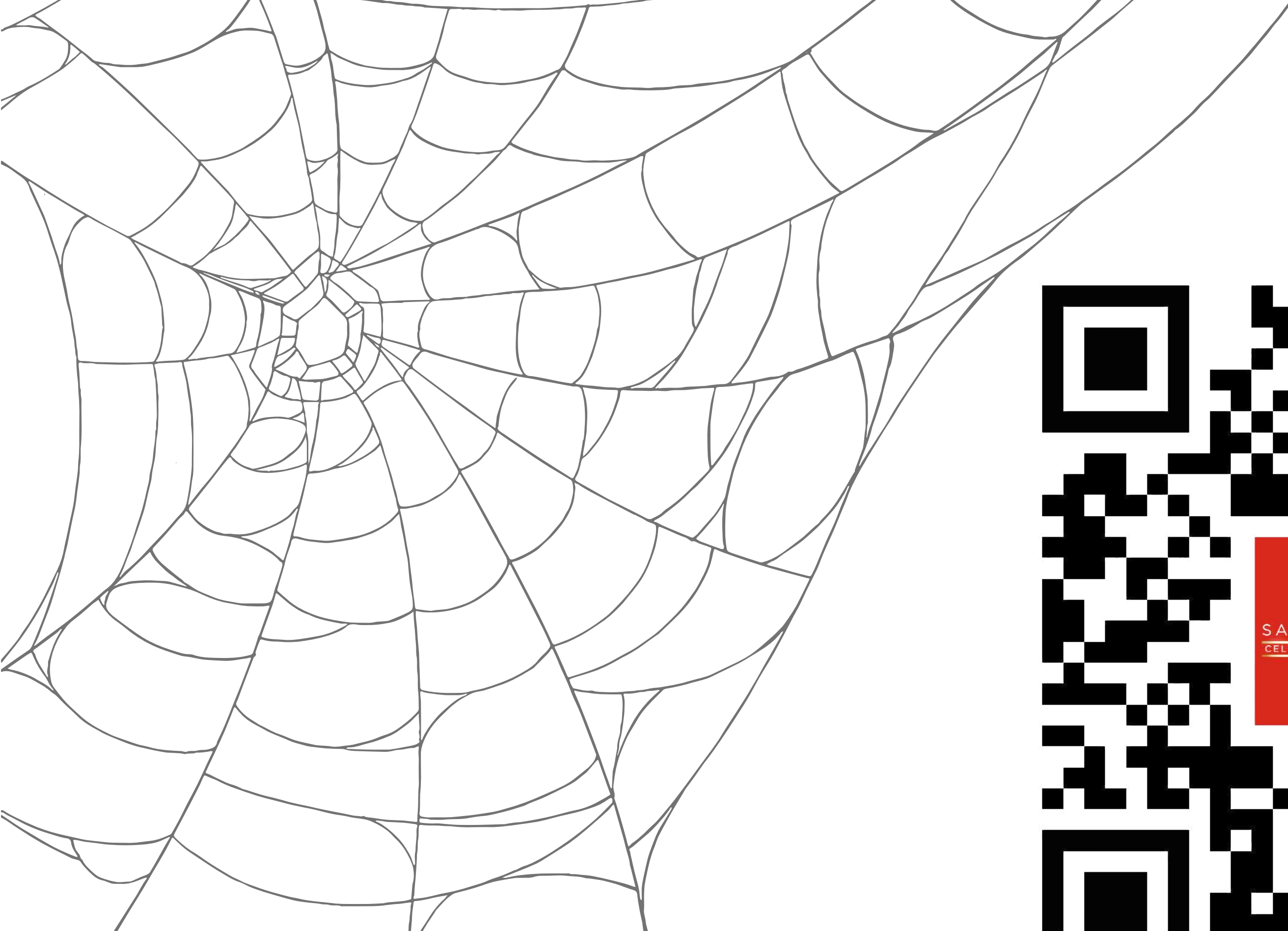
The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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

