

*Dandelion House*



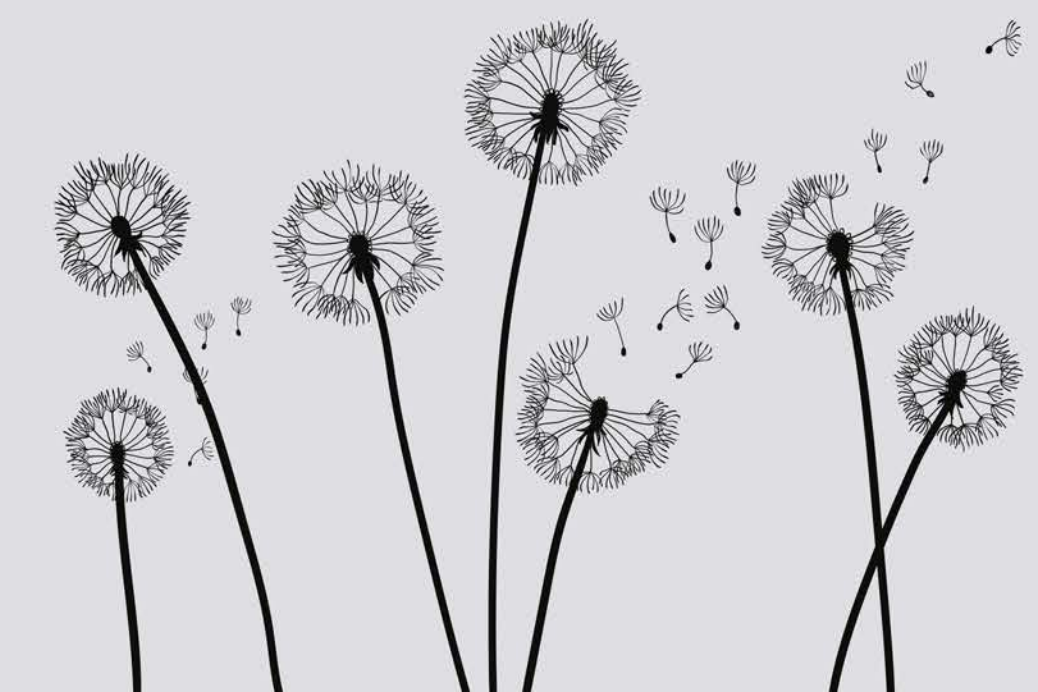
**DANDELION HOUSE  
DOLBEARE  
ASHBURTON  
TQ13 7LB**

**Dandelion House comprises a character filled, Grade II Listed semi-detached property set in a small hamlet on the edge of Ashburton. There is much potential here with an attached studio/workshop which could be developed further STP. The property also offers parking and a cottage style front garden.**

**Two Bedrooms | Kitchen/Dining Room  
Sitting Room | Loft with potential  
Original features | Parking  
Garden and outbuilding | No onward chain**



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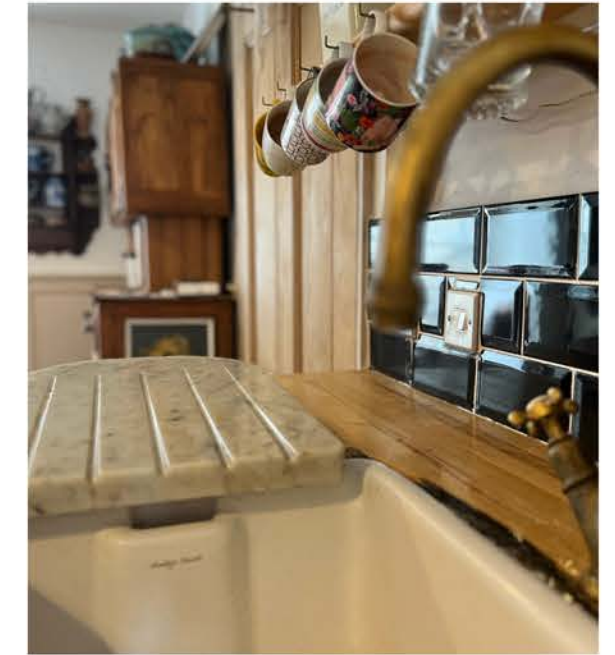




The property is accessed through the cottage garden to the front door which opens in to the HALLWAY. Take the door to the left to the SITTING ROOM. This room has a floor to ceiling bay window making the best of the view to the front garden, and also boasts an ornate fireplace with wood burning stove for those cosy nights. This generous room has ample space for both living and dining.







The refurbished KITCHEN/DINING SPACE is lovely and light with windows to the front and rear elevations. This space has a tiled floor and wooden styled cupboards and drawers as well as a freestanding central island. There is a Butlers sink to one side as well as a fireplace with wood burning stove and plenty of space for entertaining. A door off leads to a storage cupboard and also houses the electric boiler.

Two bedrooms await you, at first floor, both well decorated and with character features which run throughout the whole property.



The first bedroom is a good size, with window to the front elevation and en-suite shower as well as a walk-in wardrobe.

The Second bedroom offers good space and also offers a walk-in shower room.



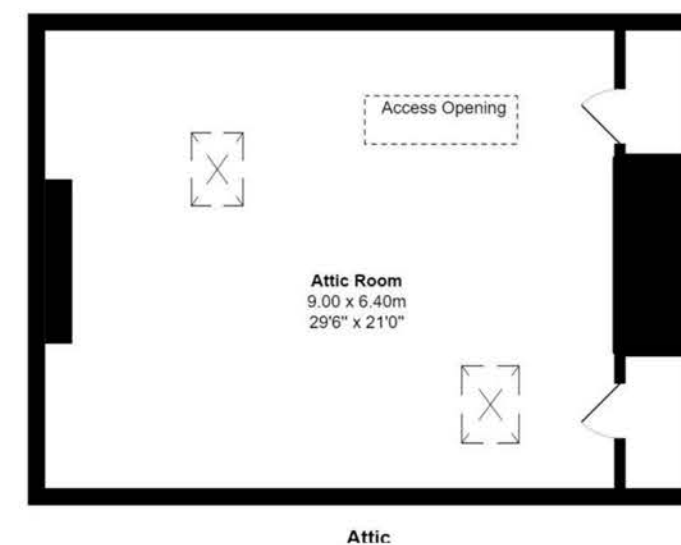
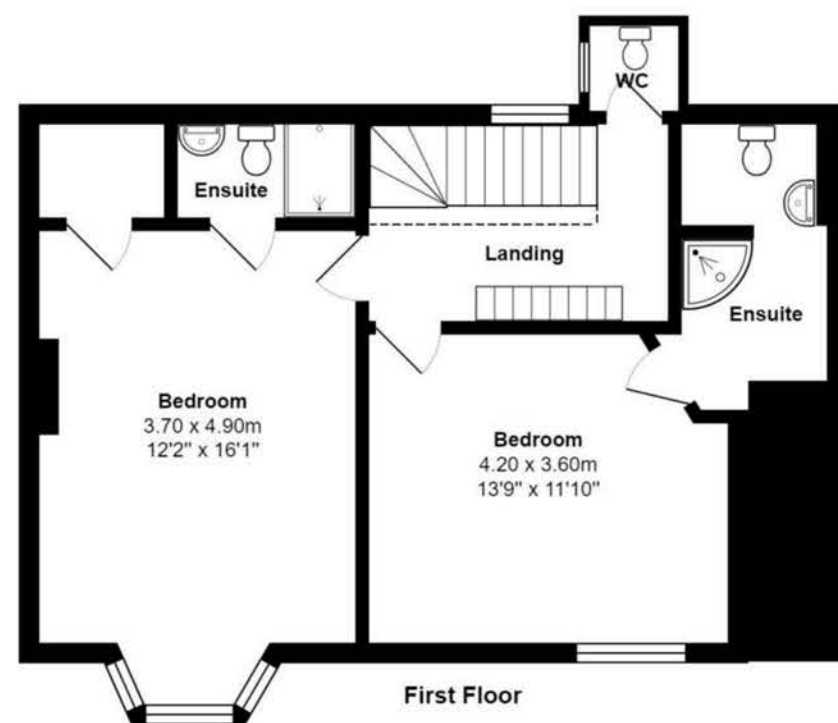
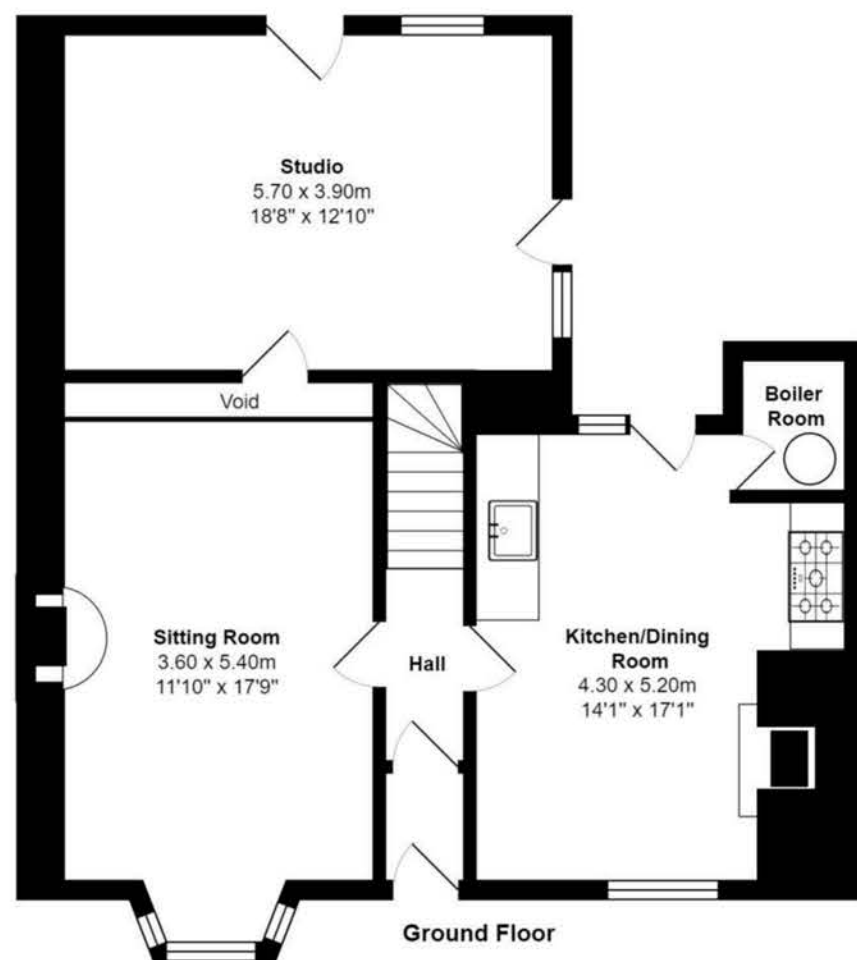




The pretty cottage garden sits to the front with its brick pathway, hedgerow and mature borders designed to be a haven for butterflies and bees.

There is parking to the side of the property for several cars.

# Floorplans



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



## The Little Details...

- 2 Bedroom Character House
    - Living
  - Kitchen/Dining Room
    - Period features
    - Parking
    - Freehold
  - Council tax band C
    - EPC G
  - Private garden
- All Services Connected

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

# 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.







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To view this property strictly by appointment only please scan the QR code above or contact us by

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