

CULVER COTTAGE, HIGHER ASHTON





# CULVER COTTAGE

HIGHER ASHTON • DEVON

A beautiful four-bedroom, much-loved family home, being offered to the market for the first time in some 40 years, with garden and paddock in all extending to some 1.36 acres together with stables. Culver Cottage sympathetically combines many original character features whilst blending modern finishes throughout to create the perfect family home. The village location is ideal for both beautiful countryside and for accessing the nearby Devon towns.



**SAWDYE & HARRIS**  
**THE TEIGN VALLEY OFFICE**

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Step inside and feel the warm welcome of this lovely home. Steps lead up to the kitchen/breakfast room, with its oil-fired AGA, larder, and range of kitchen cupboards with worksurfaces over and an inset sink/drain. There are windows to both front and rear, giving a glorious outlook across the garden and grounds.

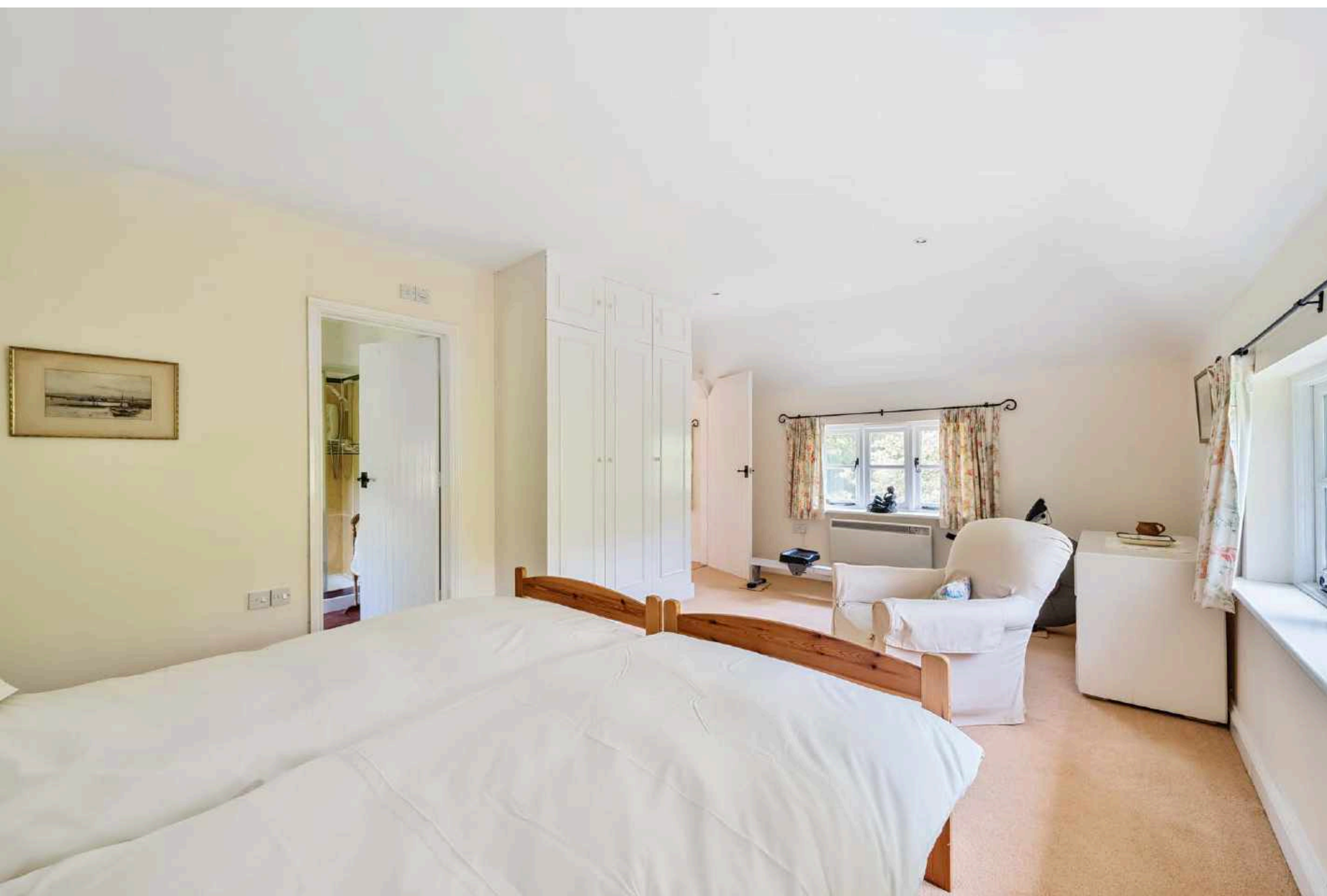


Take the stained glass door to the Dining Room, finished beautifully and retaining an abundance of character and original features, combined with the original thick walls, and you will be cool in the summer, yet cosy and warm in the winter.





The pleasant triple aspect Sitting Room has an oil fired harmony stove on a raised plinth and beams to the ceiling, windows to front, side, and rear aspects as well as French doors which lead to the outside.



Extended some years ago, there is a very light and good-sized Main Bedroom on the first floor together with an En-Suite Bathroom. Offering a dual aspect with windows to the front and side and with superb views towards the village and across your gardens to the paddock and countryside beyond.



Three additional bedrooms are situated at the opposite end of the house, all spacious and providing a bright and airy space.



There are exposed ceiling beams, offering a view from the landing overlooking the village and its impressive church.



A well-equipped family bathroom ensures that every member of the household can enjoy ultimate comfort and convenience.





The mature and much loved gardens wrap around the front of the property and provide a mixture of raised planted beds, lawned garden edged with mature shrubs, trees and plants as well as a small orchard to the front. Across the stream, the paddock can be reached and provides a fenced field ideal for ponies or livestock. There is a detached Stable block comprising two loose boxes and a tack room as well as plenty of parking to the front of the property.









# The Teign Valley

Culver Cottage is positioned on the edge of the village of Higher Ashton set within the sought after Teign Valley.

The valley is within the East Devon Area of Outstanding Natural Beauty, with Dartmoor National Park and the Haldon Forest Park on the doorstep.

The villages of Higher and Lower Ashton offer everyday amenities including a parish church, and the renowned Manor Inn pub. Christow, approximately 1½ miles away, provides further amenities, including a tennis club and an excellent primary school.

Exeter is conveniently nearby with rail services running from Exeter St Davids to both Paddington, Waterloo and Exeter Airport, which has a 1-hour service to London City Airport.

Also within easy reach is the stunning south Devon coast, including the Rivers Teign and Exe estuaries as well as the beautiful scenery of Dartmoor with its many opportunities for walking and riding.





# Floorplans



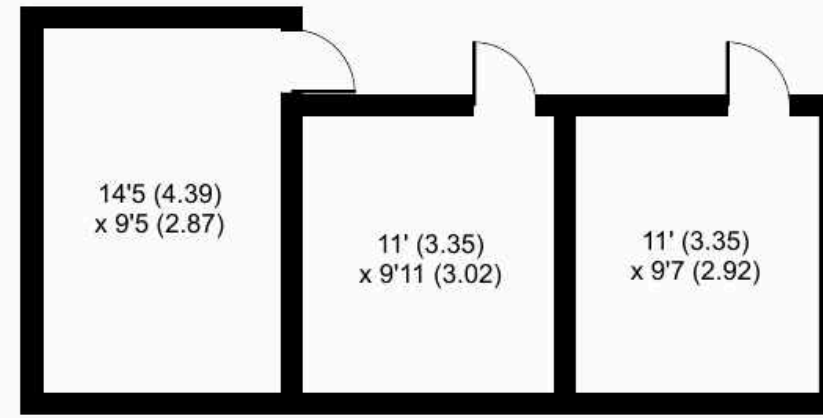
## Higher Ashton, Exeter, EX6

Approximate Area = 2037 sq ft / 189.2 sq m

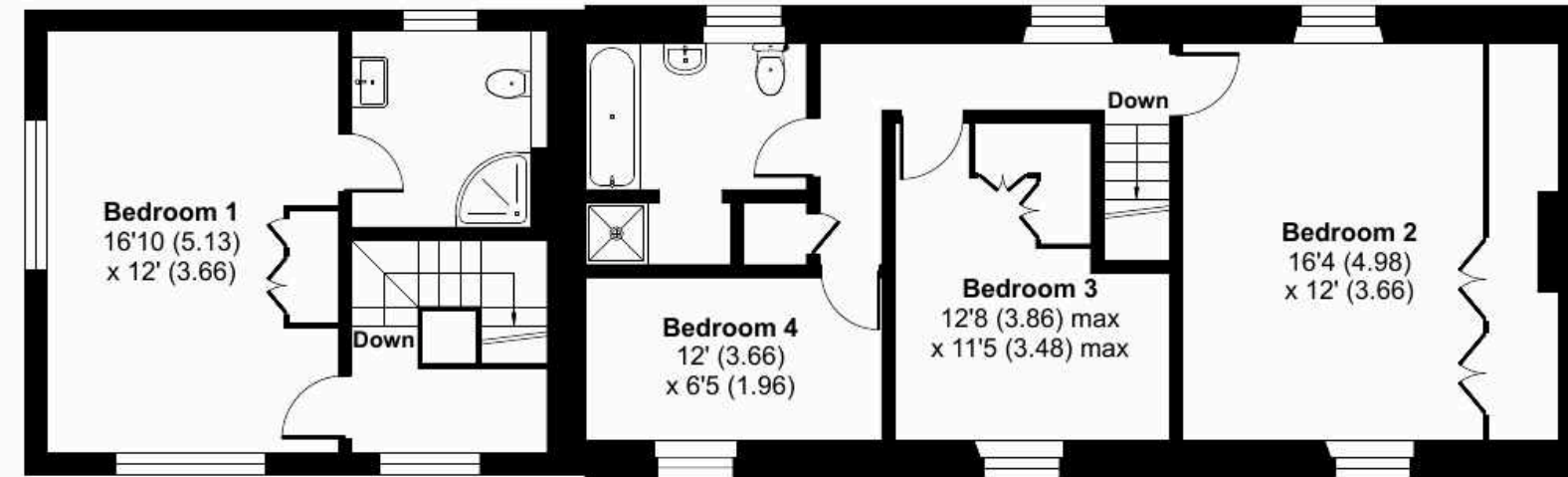
Outbuildings = 480 sq ft / 44.6 sq m

Total = 2517 sq ft / 233.8 sq m

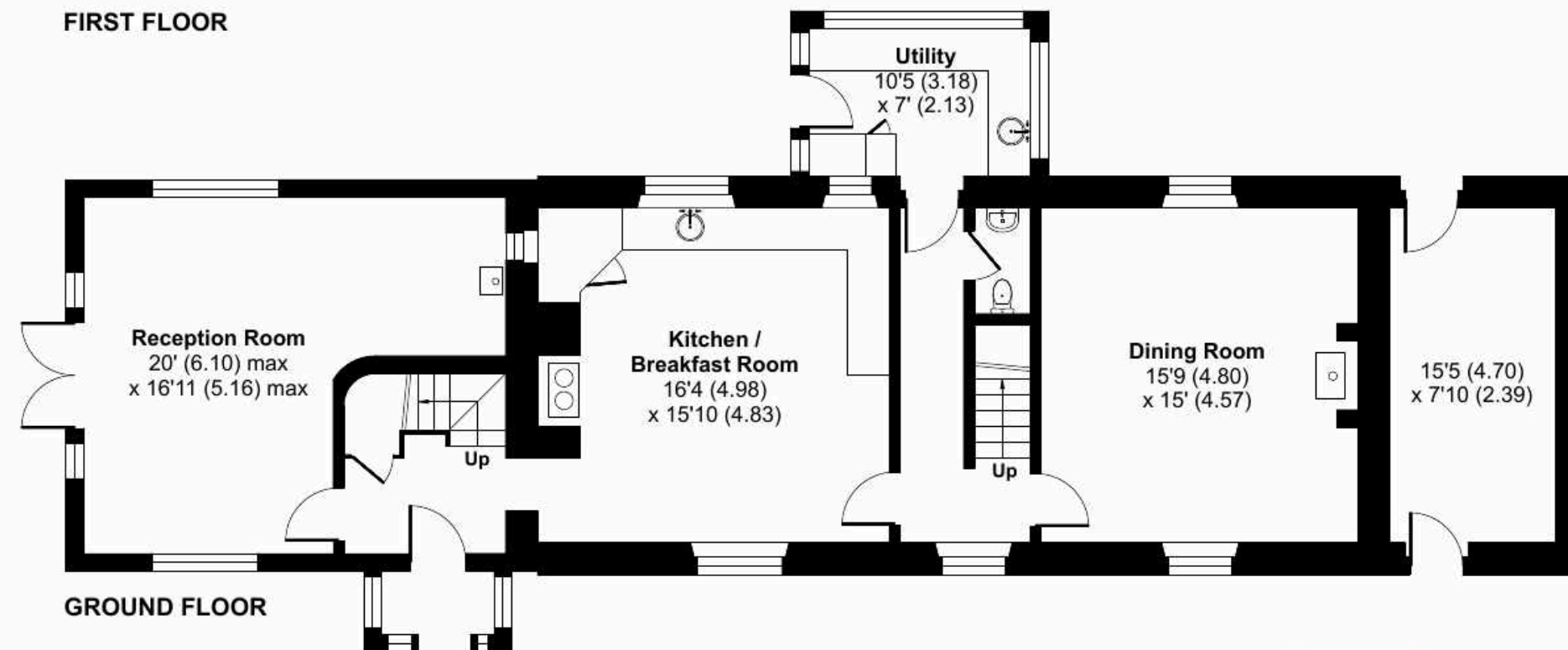
For identification only - Not to scale



OUTBUILDING 1 / 2 / 3



FIRST FLOOR



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1118965



# Key Facts for Buyers

## TENURE

Freehold.

## COUNCIL TAX - Band F

## EPC - F

## SERVICES

The property has mains water and electric. There is private drainage.

## BROADBAND

The property benefits from a Fibre network, upgraded by the current owners through A to B Networks and a 250Mb/s service is currently supplied but could be upgraded if required. For more information please contact the agents.

## 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 their Teign valley Office - 01626 852666  
Email - [chudleigh@sawdyeandharris.co.uk](mailto:chudleigh@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.

## VIRTUAL TOUR

We have a 360 Virtual Tour of this beautiful home, to view simply click on the link below:

[\*\*https://my.matterport.com/show/?m=VeU5u8JrHab\*\*](https://my.matterport.com/show/?m=VeU5u8JrHab)

DETAILS PREPARED MAY 2024

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To view this property please scan the QR code above or contact us using the following details:

Email - [chudleigh@sawdyeandharris.co.uk](mailto:chudleigh@sawdyeandharris.co.uk) Telephone - 01626 852666

