

BRIAR COTTAGE, HIGHER ASHTON



BRIAR COTTAGE

HIGHER ASHTON • DEVON

AN ENCHANTING COUNTRY ESCAPE IN A DREAM DEVON SETTING

Tucked away in the idyllic village of Higher Ashton, Briar Cottage is a beautifully presented Grade II Listed detached home, full of warmth, character, and countryside charm. With origins dating back to the late 17th century, this historic cottage has been thoughtfully enhanced to blend original features with modern comforts.

The welcoming kitchen features handcrafted units, granite worktops and an oil-fired range, while the cosy sitting room offers exposed beams, a wood burner, and Inglenook fireplace — perfect for relaxed evenings. Upstairs are two light-filled bedrooms and a generous family bathroom with both bath and separate shower.

Outside, the landscaped garden is a tranquil haven with lawn, flower beds, and decked terrace. A detached garage/workshop includes a versatile studio space above — ideal for creative work or guests. With off-road parking, oil central heating, and a peaceful village location near Dartmoor, this is a rare opportunity to enjoy the very best of rural Devon living.



SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE

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KEY FEATURES

- Grade II Listed detached character home
- Stunning views over unspoilt Devon countryside
- Beautifully finished kitchen with range cooker & granite worktops
- Cosy sitting room with oak-beamed fireplace & wood burner
- Two charming bedrooms and modern bathroom
- Detached garage/workshop with self-contained studio above
- Pretty cottage gardens with sunny terrace and lawn
- Peaceful village setting with easy access to Exeter and the A38
- Off-road private parking







Nestled quietly behind a pretty stone wall and bordered by fragrant cottage planting, the approach immediately sets a tone of peace and privacy. A path leads to the front door, where you step into a warm, character-filled interior that instantly feels like home. Upon entering, you're welcomed into the beautifully appointed kitchen/dining room, a space that blends rustic charm with everyday functionality. with terracotta tiles underfoot, soft natural tones, exposed timber beams overhead and Traditional oil-fired Range which serves as the heart of the home, delivering central heating, hot water, and all your cooking needs. Sunlight filters through deep-set windows, drawing your eye toward the garden beyond.





The sitting room features a beautiful oak-beamed fireplace with a wood-burning stove, creating a perfect retreat on cooler days. Character details such as thick cob walls and exposed timbers evoke the cottage's historic charm, while the layout offers flexibility for relaxed evenings or gatherings.





To the first floor are two light and bright bedrooms. Bedroom one has a great outlook across the garden and towards the Valley and surrounding countryside. There are fitted wardrobes, exposed beams and soft decor which enhance the restful atmosphere, making it an inviting retreat after a day on Dartmoor. A charming second bedroom that captures wonderful natural light and village views.



Stylish and spacious, the bathroom features a freestanding panelled bath, shower, WC and wash hand basin — all finished with natural materials and traditional styling in keeping with the home's heritage.



Step outside into your own private oasis. The garden at Briar Cottage is a beautifully landscaped haven — offering multiple areas for relaxation, entertaining, and enjoying the tranquil surroundings. A sunny decked terrace provides the perfect spot for morning coffee or evening dining, while a well-maintained lawn is bordered by colourful planting and established beds that provide seasonal interest year-round. With a timber log store, secluded seating areas, and unspoilt countryside on your doorstep, the outside space complements the cottage perfectly — offering peace, privacy, and connection to nature in every direction.

Sitting across the road is the detached garage/workshop, which offers exceptional storage or hobby space, and above it lies a versatile studio — ideal for creatives, home workers, or visiting guests. There is private off-road gravelled parking to the side of the property.





The Teign Valley

Briar 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.





Briar Cottage, Higher Ashton, Exeter, EX6

Approximate Area = 774 sq ft / 71.9 sq m

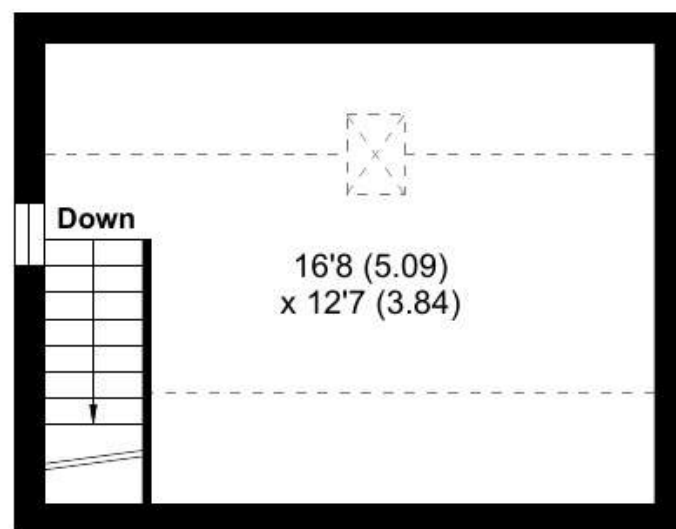
Limited Use Area(s) = 92 sq ft / 8.5 sq m

Garage = 340 sq ft / 31.5 sq m

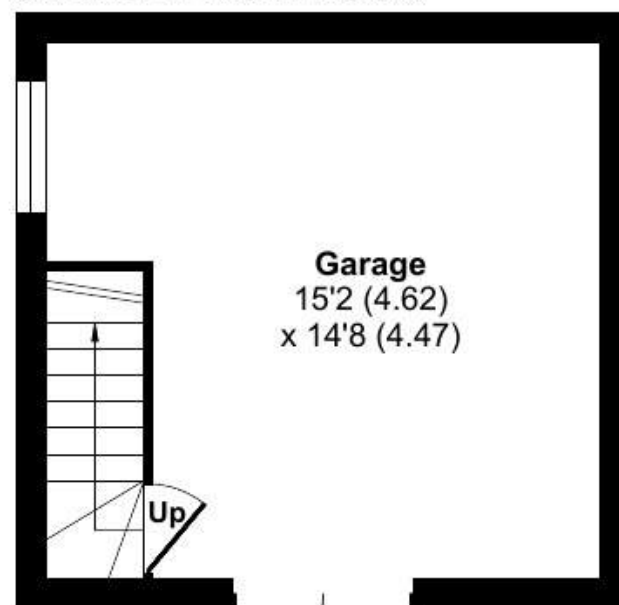
Outbuilding = 55 sq ft / 5.1 sq m

Total = 1261 sq ft / 117 sq m

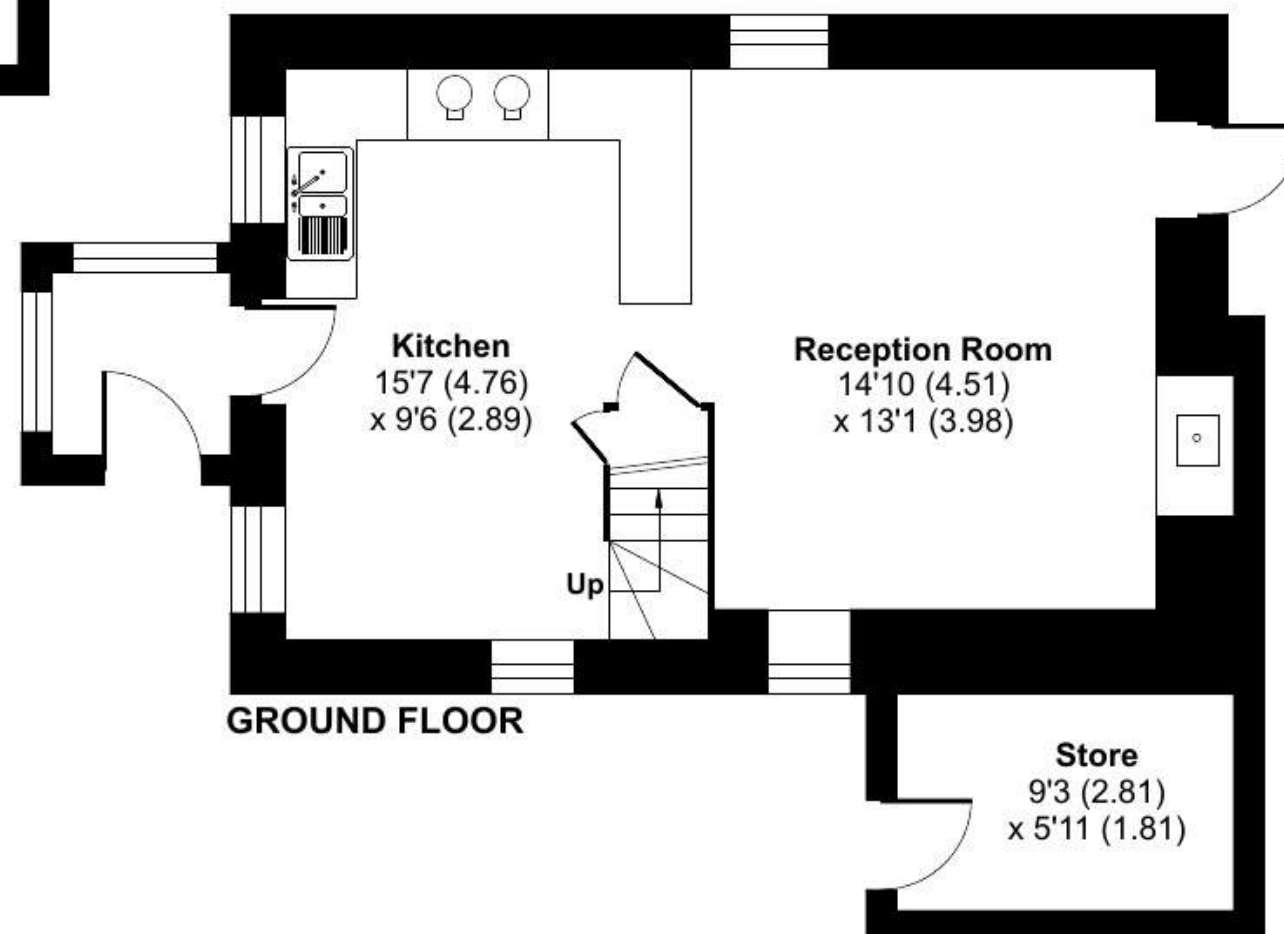
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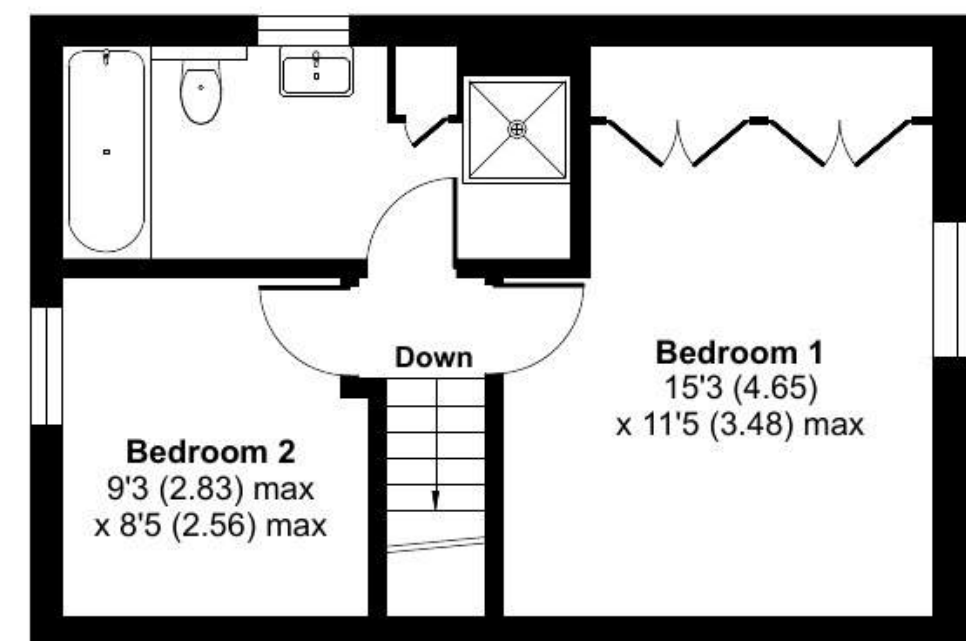
GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Key Facts for Buyers

TENURE

Freehold.. The property is Grade II Listed. - Please find more information here - [Briar Cottage Listing Entry](#).

COUNCIL TAX - Band D

EPC - E

SERVICES

The property has mains water and electric. There is private drainage by way of a Water Treatment Plant installed in March 2025. The oil fired Traditional Range provides central heating, hot water and cooking facilities.

BROADBAND

The property benefits from a Fibre broadband connection.

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 their Teign valley Office - 01626 852666
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.

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. Any areas, measurements or distances are approximate

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 then 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 £20 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.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.





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

Email -hello@sawdyeandharris.co.uk Telephone - 01626 852666

