

Hele Cross House







Hele Cross House, Hele Cross

Ashburton, Newton Abbot, Devon, TQ13 7QX

A most unique detached family home, sympathetically extended and modernised offering high quality semi-rural living, in a wonderful position overlooking one of Dartmoor's most scenic unspoilt landscapes.

- Impressive detached family home
- Superb south-west facing extension
- Excellent energy efficiency
- Carport, garage & offroad parking
- Freehold
- Idyllic easily accessible location
- Tastefully modernised throughout
- 4 Double bedrooms
- Over an acre of formal garden
- Council tax band: G

Offers In Excess Of £1,150,000

Stags Totnes

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454 | totnes@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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SITUATION

Situated in a rural area, on the outskirts of Ashburton, the property enjoys a fine balance of lifestyles. The former stannary town of Ashburton is voted as one of the UK's Top 200 best places to live by Muddy Stilettos. The town has a lively range of shopping facilities, with many independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within a short distance of the town and there are mainline railway stations to London Paddington at Newton Abbot and Totnes.

First class educational facilities can be found nearby whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

DESCRIPTION

This impressive detached family home was originally built in the 1920s and has been thoughtfully remodelled and tastefully modernised by the current vendors in 2016. The result is a most unique property, sympathetically extended to combine period character with modern comfort, offering high-quality semi-rural living in a superb position overlooking one of Dartmoor's most scenic and unspoilt landscapes. Comfortable accommodation extending to over 3,000sqft revolves around family life and social reception spaces while incorporating 4 double bedrooms. Sitting in grounds that extend to 1.43 acres the well-kept formal gardens offer a vibrant surrounding to enjoy the property's enviable position, while a substantial wood framed carport and outbuilding offers parking and storage space aplenty.

ACCOMMODATION

At the heart of the home is the superb kitchen and dining room which flows directly into the striking sun lounge. The kitchen is well appointed with extensive workspace and storage, and there is plenty of room for a large family dining table. From here, the space opens into the sun lounge which forms part of the property's most impressive extension. With a south west aspect and broad glazing, it is filled with natural light and enjoys far reaching views across the gardens and the surrounding countryside. Doors open from here directly onto the terrace, creating a wonderful space for entertaining and everyday living. A hatch within the floor opens to the property's wine cellar, set below floor level this space provides an excellent cold storage space.

The main sitting room is positioned at the rear of the property and provides a generous reception space. A feature fireplace forms the focal point, while a door opens directly to the garden, enhancing the connection between the interior and exterior. The sitting room also links easily back towards the kitchen and sun lounge, allowing the reception areas to work together in a very natural way. In addition, there is a crafts room that offers excellent flexibility as a hobbies space, playroom or snug.

Versatile office while the hall and cloakroom are positioned close by. A separate entrance leads to a boot room, which connects to a nearby wet room and a large utility room.. Together these areas provide an invaluable everyday entrance, perfect for family life in a rural setting.

The first floor provides four double bedrooms, each enjoying an attractive outlook over the gardens or the countryside beyond. The principal bedroom is especially impressive, a bay window opens the room up to the beautiful rural views while the room has the benefit of a walk in wardrobe and a private en suite bathroom. The guest bedroom also features an en suite shower room while remaining bedrooms are served by a well appointed family bathroom, making the accommodation both practical and comfortable for family use or visiting guests.













GARDENS & GROUNDS

The property is approached via a gated entrance, with electric gates opening to a sizeable parking area.

Extending away in a westerly direction is the property's formal garden. Set outside of the impressive extension is a substantial patio area suitable for outdoor seating or dining to take in the excellent views. Stairs lead down to the lawn where an array of flower beds with an attractive and vibrant mix of herbaceous planting. An orchard with a mixture of fruit trees sits in a level area of lawn which was once a tennis court. The gardens balance open space with more intimate corners, creating an ideal environment for both family living and entertaining.

OUTBUILDINGS

Accessed from the driveway is the substantial wood framed carport and storage shed, the two car port spaces provide sheltered parking with the central carport set to a height to contain a motorhome. Beside the carport is a garage that has a staircase leading to a mezzanine floor suitable for storage, while beside the garage is further storage suitable for a ride on mower. Within the garden are further outbuildings that consist of potting shed and further garden stores.

ENERGY EFFICIENCY

The property was completed with a keen eye for detail to maximise its energy efficiency and eco credentials. Completed in 2016 to the highest standard of insulation regulations at the time, it includes external insulated render, coupled with double glazing made out of a composite material, ensuring minimal heat loss. Internally, the property benefits from underfloor heating throughout the accommodation and bedrooms, accompanied by heated towel rails in the bathrooms and en suites.

Further eco credentials include an MVHR system, circulating the air through the property while retaining the heat generated. This is supported by solar hot water panels, providing an additional source of water heating to the dwelling. All of these practices ensure that the property not only retains the heat generated, but also considerably contributes to lower energy bills throughout the year.

SERVICES

Mains water, drainage, gas and electricity. The property also features a backup fuel powered generator, which is able to be used in event of a power cut. Ofcom advises that standard broadband and mobile coverage via the major providers is likely available.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.
Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ Tel: 01626 832093 Email:hq@dartmoor-npa.gov.uk

DIRECTIONS

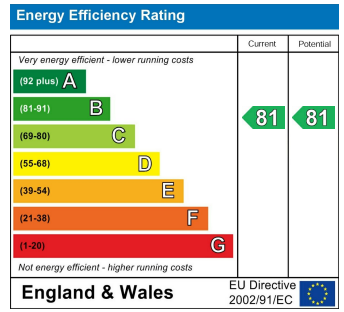
From the centre of Ashburton, proceed along North Street and bear left over the bridge, following signs for Widecombe. After approximately half a mile, turn left at Holne Cross and proceed straight over at the next crossroads, Hele Cross, where the property can be found as the second property on the right hand side after the crossroads.

What3Words: ///venturing.copying.opposites

Approximate Area = 3289 sq ft / 305.5 sq m
Limited Use Area(s) = 160 sq ft / 14.9 sq m
Outbuildings = 934 sq ft / 86.8 sq m
Total = 4383 sq ft / 407.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1356965



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