



Askew Cottage

Askew Cottage, , Ashprington, Devon, TQ9 7UP



Totnes 3.2 miles; A38 9.7 miles; Dartmouth 8.4 miles

A charming and deceptively spacious period cottage with beautiful gardens and parking, set in the heart of this highly sought-after South Hams village

- Charming period cottage with character features
- Highly sought-after South Hams village setting
- Nearby countryside, coast and River Dart
- Light and well-balanced accommodation
- Versatile layout including ground floor bedroom
- Attractive gardens with mature trees and terrace
- Car port
- Easy access to Totnes and A38
- Freehold
- Council tax band E

Guide Price £675,000

SITUATION

Askew Cottage is situated in the heart of Ashprington, a quintessential South Hams village set above the River Dart and surrounded by rolling countryside within the South Devon National Landscape. The village offers a peaceful and unspoilt setting, with a well-regarded public house, historic church and active community.

The historic town of Totnes, approximately 3 miles away, provides a wide range of independent shops, supermarkets, cafés and restaurants, along with primary and secondary schooling and a mainline railway station with direct services to London Paddington. The A38 Devon Expressway is also easily accessible, offering convenient links to Exeter, Plymouth and beyond.

DESCRIPTION

A delightful period cottage of considerable charm, Askew Cottage offers an appealing blend of character, space and versatility, presented to a great standard throughout.

Believed to date back in part to the 18th century, the property retains numerous original features including exposed stonework, beams and fireplaces, complemented by sympathetic improvements by the current owners. The result is a light and well-balanced home with a natural flow suited to both everyday living and entertaining. The flexible layout includes a ground floor bedroom suite, while the principal rooms enjoy a warm and inviting atmosphere.

ACCOMMODATION

An entrance hall leads through to a generous sitting room with a bay window and woodburning stove. To the rear, the dining room provides an excellent entertaining space with a further stove, opening through to the well-appointed kitchen with outlook over the terrace. A ground floor double bedroom with en suite shower room offers useful flexibility.

On the first floor, the principal bedroom features a vaulted ceiling and enjoys views over the village and surrounding countryside. A further double bedroom and a family bathroom complete the accommodation.

OUTSIDE

The property is approached from the lane, where there is a useful car port, currently utilised as a log store. Additional on-street parking available nearby.

To one side of the cottage, a distinctive curved paved terrace creates a delightful and sheltered seating area, forming a real sun trap and ideal for outdoor dining and entertaining. The terrace is directly accessible from the house and is further enhanced by a practical serving hatch from the kitchen window, providing ease of use when hosting.

To the other side of the property, the garden is attractively arranged and laid mainly to lawn, bordered by mature planting and well-stocked beds. A number of established trees, including an oak and copper beech, provide structure and seasonal interest, while timber outbuildings offer useful storage. The garden enjoys a good degree of privacy, creating a peaceful and inviting outdoor space.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating via a Grant boiler.

According to Ofcom, standard broadband is available with download speeds of up to 25 Mbps and upload speeds of up to 4 Mbps. Mobile coverage is predicted to be good outdoors with variable indoor coverage.

DIRECTIONS

From Totnes, proceed south on the A381 and after approximately half a mile take the first left signposted Tuckenhay and Ashprington.

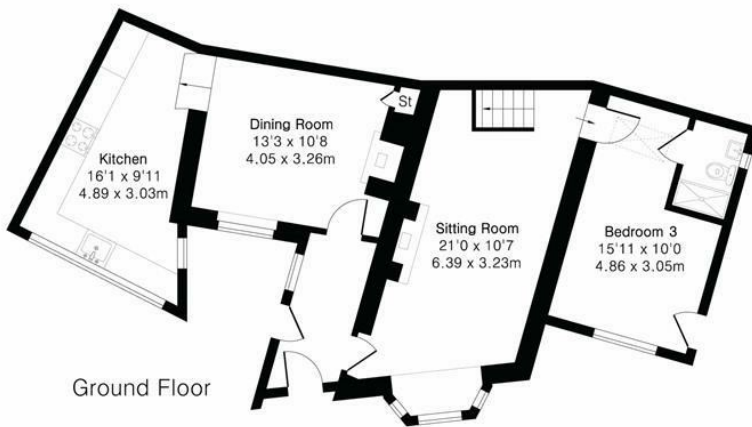
Continue along this road into the village of Ashprington and turn left at the war memorial. Proceed through the village, passing the church, and the property will be found on the left-hand side.



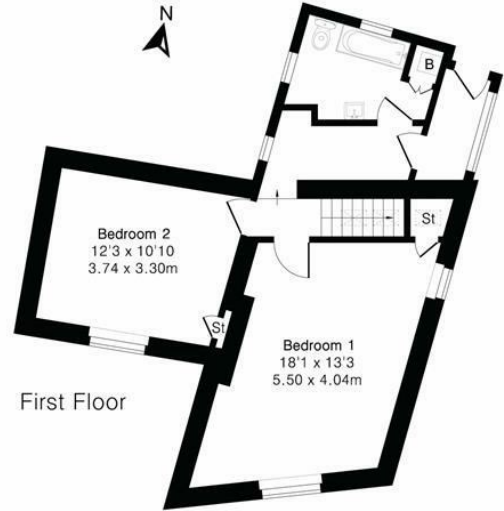
Approximate Gross Internal Area 1336 sq ft - 124 sq m

Ground Floor Area 786 sq ft – 73 sq m

First Floor Area 550 sq ft – 51 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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| Energy Efficiency Rating | | Current | Potential |
|--|-----------|-------------------------|-----------|
| (92-100) A | (81-91) B | (69-88) C | (55-77) D |
| (55-68) E | (49-54) F | (45-48) G | |
| Net energy efficient - higher rating costs | | 70 | 53 |
| England & Wales | | EU Directive 2002/91/EC | 10 |

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