



WESTERN MYTH, ASHBURTON



WESTERN MYTH

ASHBURTON • DARTMOOR • DEVON

Set in an elevated position within walking distance of Ashburton's vibrant town centre, Western Myth is a detached home with a rare combination of space, outlook and potential.

Having been in the same ownership for some 20 years, the property has the reassuring feel of a long-loved home, with established gardens, flexible accommodation and wonderful views across the town towards the surrounding Devon countryside. It is comfortable as it stands, yet clearly offers the opportunity for a new owner to update, refine and bring fresh energy to the house over time.

The plot is one of the great strengths here. Mature planting, lawned areas and terraces wrap around the house, creating places to sit, garden and enjoy the view, while the detached garage with workshop/studio above adds valuable space for storage, hobbies, creative work or future use.

For buyers looking for a detached home close to Ashburton, with room around them and scope to make their mark, Western Myth is a compelling opportunity — a home with substance, setting and a next chapter waiting to be written.



SAWDYE & HARRIS
THE DARTMOOR OFFICE

01364 652652
HELLO@SAWDYEANDHARRIS.CO.UK





The entrance opens into a welcoming dining hall, a generous and practical central space that immediately gives a sense of the home's proportions. With the staircase rising to the first floor and doors leading into the principal rooms, it provides a natural heart to the ground floor.

The lounge sits to one side and is a comfortable, light-filled space, with windows drawing in views of the garden and French doors opening through to the conservatory. The room has an easy, lived-in quality, offering a calm place to sit, read or gather, while still feeling closely connected to the outside. The conservatory is one of the home's most appealing spaces.

Positioned to take advantage of the elevated outlook, it looks across the garden and out towards the surrounding hills. It is easy to imagine this being used throughout the seasons – morning coffee with the view, a quiet afternoon retreat, or an informal dining space when friends and family visit.





The kitchen is laid out to the rear and overlooks the garden, fitted with traditional timber-fronted units and offering a practical working layout. Alongside it, a utility room adds useful everyday function, keeping laundry and household tasks away from the main living areas.

The ground floor also includes a bedroom, which gives the house valuable flexibility. It could continue as a bedroom, serve as a study, hobby room or occasional guest space, depending on the needs of the next owner. There is also a shower room and downstairs toilet which allows for further flexible living.



On the first floor there are three further bedrooms that enjoy the elevated views across Ashburton and the surrounding countryside. The principal bedroom feels particularly well placed to make the most of the setting, while the additional bedrooms provide scope for family, guests or home working.

The family bathroom sits off the landing and includes a bath, separate shower, WC and wash basin, and is well-appointed and comfortable, with scope for a future owner to personalise in their own style.



Outside

The elevated plot is a significant part of Western Myth's appeal. The gardens are established and generous, arranged across different areas with planting, pathways, terraces and lawn. Mature hedging and greenery create a sense of privacy, while the elevated position allows the views to open out beyond the boundary.

There are several places to sit and enjoy the garden, from more enclosed planted corners to open areas where the outlook can be appreciated. It is a garden with personality — not overly formal, but full of interest and potential for someone who enjoys outdoor living, planting or simply having space around them.

The detached garage building adds another important dimension. There is garaging on the ground floor with a workshop/studio above, offering valuable storage, parking and scope for hobbies, creative use or home working.





Space, outlook and possibility — all within reach of the town.

Key Facts for Buyers

TENURE - Freehold with no onward chain.

COUNCIL TAX BAND - E

EPC - C

SERVICES

The property has mains electricity, gas, water and drainage. The property has gas fired central heating.

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

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 - Key Facts for Buyers - [click here](#)

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 Dartmoor Office - 01364 652652 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

Western Myth, Western Road, Ashburton, Newton Abbot, TQ13

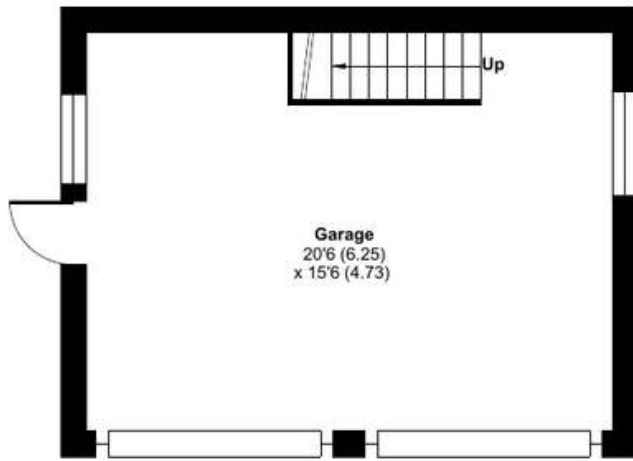
Approximate Area = 1514 sq ft / 140.6 sq m

Garages = 636 sq ft / 59 sq m

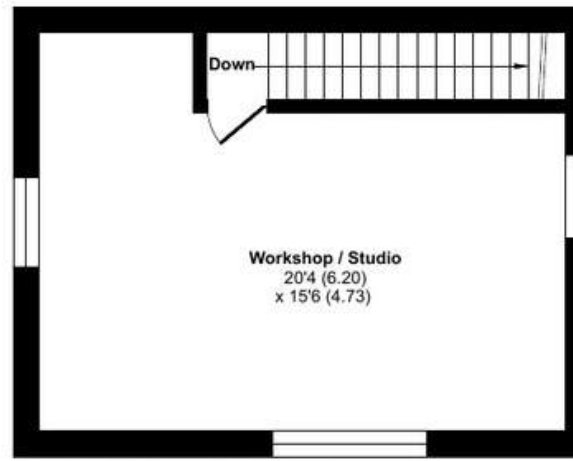
Outbuilding = 17 sq ft / 1.5 sq m

Total = 2167 sq ft / 201.1 sq m

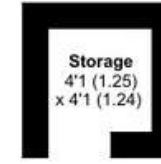
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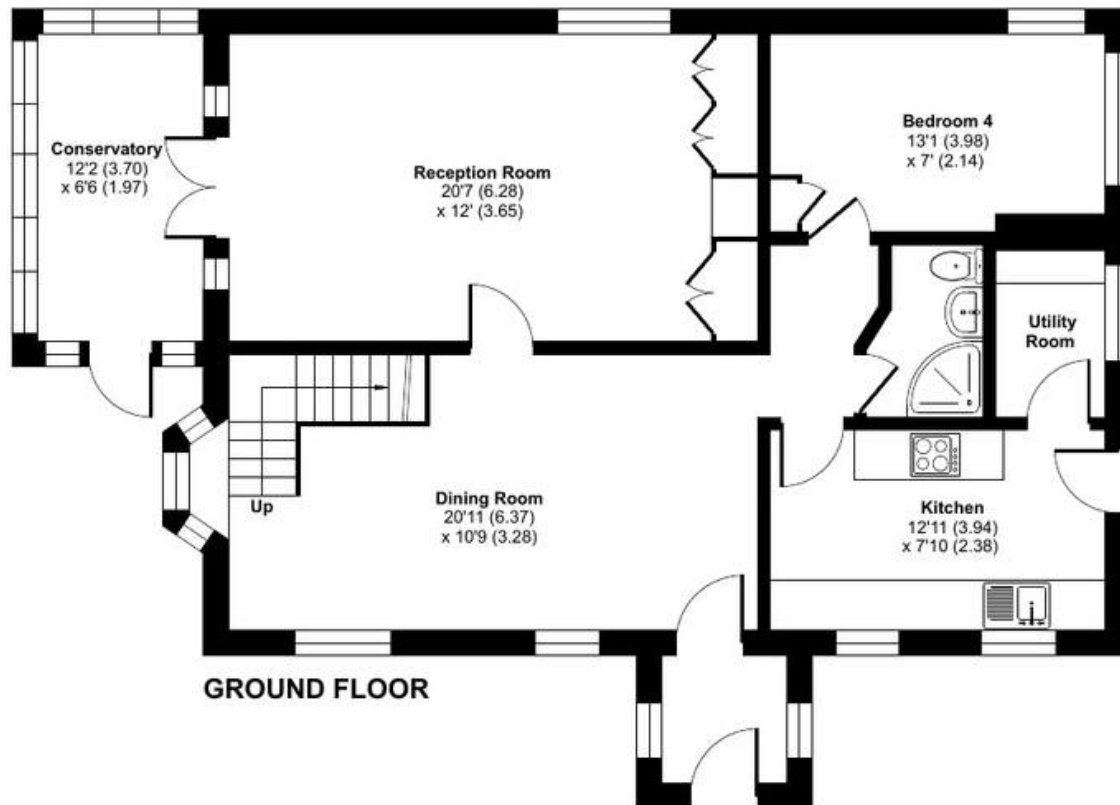
GARAGE GROUND FLOOR



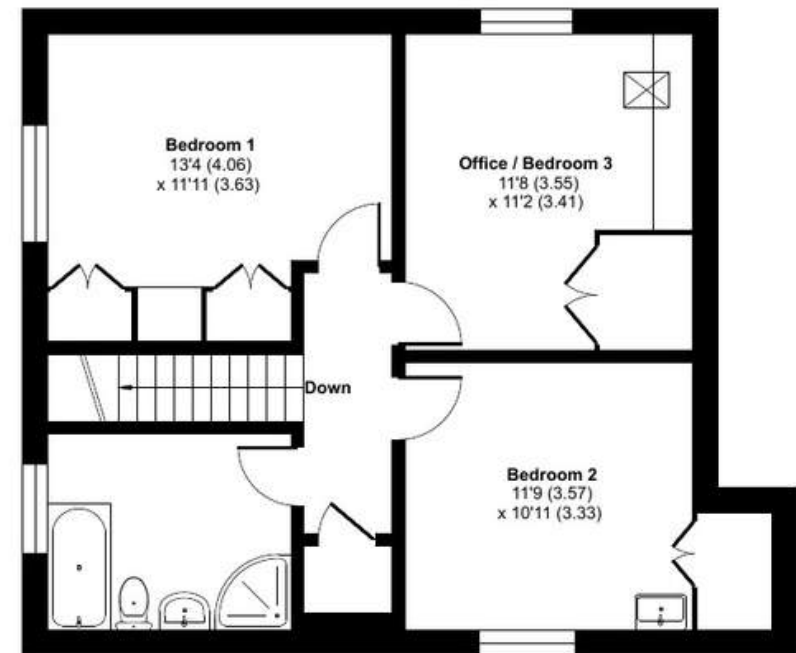
GARAGE FIRST FLOOR



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Ashburton is one of Dartmoor's most characterful market towns – a place that has quietly built a reputation as one of the most rewarding places to live in South Devon. Set within the National Park itself, it combines the convenience of a well-served town with immediate access to some of England's finest countryside.

The town centre is genuinely worth seeking out. Independent shops line the streets, including antiques dealers, a family-run ironmonger's, a delicatessen, an artisan bakery, a fish deli and the nationally renowned Ashburton Cookery School. There are cafes, a primary school and South Dartmoor Community College, along with the everyday amenities that make a town function well day to day. For those who value the outdoors, the location is exceptional. The open moor is within ten minutes, the South Devon coast within forty, and Dartmoor National Park offers seemingly endless scope for walking, riding, fishing and cycling. The popular Stover Golf Club is nearby.

For commuters, the A38 Devon Expressway is immediately accessible, placing Exeter within around 25 minutes and Plymouth within 45. Newton Abbot, approximately seven and a half miles away, has a mainline railway station with services to Exeter, Bristol and London. Totnes, with its own station on the London Paddington to Penzance line, is also within easy reach. Exeter Airport is within 30 miles.

Western Myths sits within comfortable walking distance of the town centre – close enough to enjoy everything Ashburton offers, far enough to feel genuinely apart from it.

About... Ashburton



A town for all reasons

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 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 £30 plus VAT 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.

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TRANSACTION READY



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

The result?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack

WESTERN MYTH, WESTERN ROAD, ASHBURTON



SCAN ME
TO BOOK
A
VIEWING

Our team would love to show you around

To view simply call: 01364 652652
Email: hello@sawdyeandharris.co.uk

