



OLD BARN, REW ROAD, ASHBURTON



# OLD BARN

REW ROAD • ASHBURTON • DARTMOOR



Tucked away on one of Ashburton's most sought-after roads, Old Barn is a beautifully restored detached character home, offering well-proportioned accommodation arranged over two floors. Just a short, level walk from the vibrant town centre, this unique property blends period features with thoughtful modern touches, creating a welcoming and atmospheric home in the heart of Dartmoor's most popular market town.

Providing four bedrooms, flexible living space and a private garden, Old Barn presents a rare opportunity to acquire a detached, character-filled home in a prime Ashburton location – ideal for those seeking individuality, charm and a lifestyle centred around town living and the great outdoors.



**SAWDYE & HARRIS  
THE DARTMOOR OFFICE**

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# Welcome



Stepping inside, you are immediately welcomed into the open-plan kitchen and dining area — the true heart of the home. Exposed beams, stone walls and a traditional range-style cooker set the tone, while carefully designed cabinetry and generous work surfaces provide excellent everyday practicality. This is a sociable space, ideal for both relaxed family meals and entertaining, with room for a dining table positioned to enjoy views through to the adjoining living areas.

Walk through to the dining room, a characterful and versatile space that works equally well for formal dining or as a snug sitting area. Stone flooring, soft natural light and an easy flow back through the ground floor make this a flexible room that adapts effortlessly to modern living.









The sitting room is a standout feature of this beautiful home. Bathed in natural light, with full-height glazing and doors opening directly onto the garden, this room creates a seamless connection between inside and out. A contemporary wood-burning stove provides a cosy focal point, making this an inviting space to enjoy throughout the seasons — whether watching the garden change through the year or gathering around the fire on winter evenings.

Upstairs, the principal bedroom is full of character, with exposed timbers and a calm, restful feel. The additional bedrooms are equally charming, each with its own individual character and flexible layout. These rooms work well for family members, guests, or home working and benefit from the same period detailing that runs throughout the property.





The family bathroom has been stylishly updated, combining modern fittings with a clean, contemporary finish that complements the character of the house. A bath with shower over provides practicality for everyday use, while roof lights and quality tiling create a bright, well-finished space.

# Outside



To the rear, the garden offers a surprisingly private and peaceful setting, bordered by mature planting and stone walls. A paved terrace sits immediately outside the sitting room, ideal for outdoor dining, while the lawn beyond provides a tranquil space to relax and unwind.

Please note that parking is available on the street, a common and well-established arrangement for this sought-after part of Ashburton.

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# Key Facts for Buyers

**TENURE** - Freehold. with vacant possession.

Please note there is no parking with the property..

**COUNCIL TAX BAND** - A

**EPC** - D

## **SERVICES**

The property has mains electricity. The mains water supply is shared with the neighbouring property and drainage is via a private shared system.

## **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](#)

## **VIEWINGS**

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at the Dartmoor Office - 01364 652652  
Email - [hello@sawdyeandharris.co.uk](mailto: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.



# *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 that 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 £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.

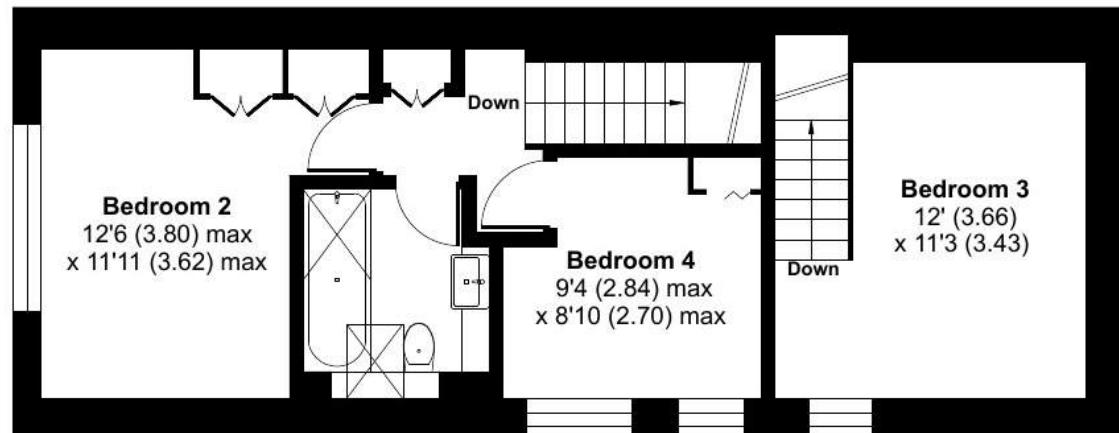
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# Pittmoor, Rew Road, Ashburton, Newton Abbot, TQ13

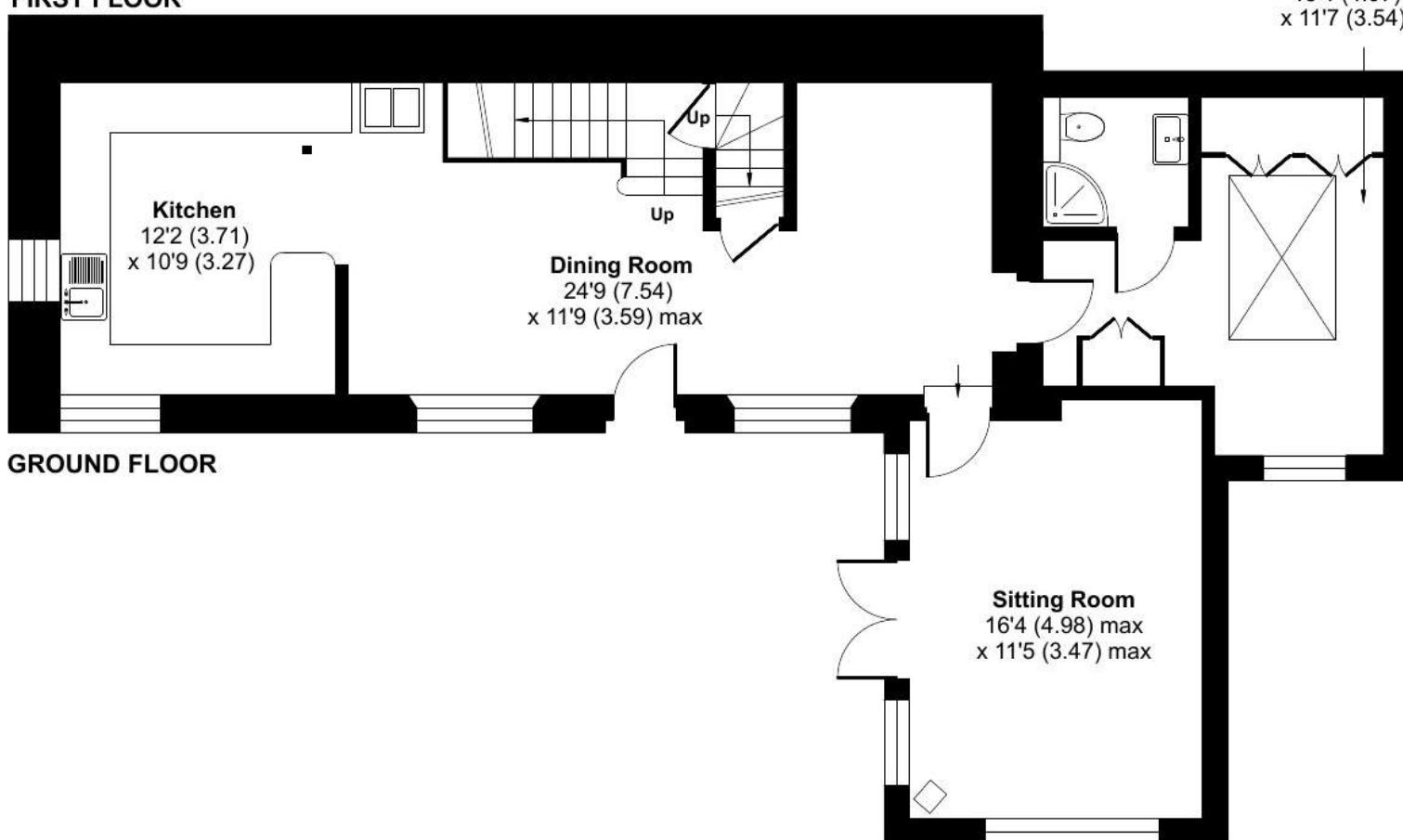


Approximate Area = 1303 sq ft / 121 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1387824



# About... Ashburton

Ashburton is one of Dartmoor National Park's true gems – a thriving, character-filled town surrounded by breath-taking countryside yet perfectly placed for modern living. Its vibrant high street is lined with independent shops and artisan businesses, from vintage treasures and antique finds to a family-run ironmonger's, delicatessen, artisan bakery, and specialist fish deli. Food lovers will also know Ashburton as the home of the renowned Ashburton Cookery School, drawing aspiring chefs from across the country.

The town offers excellent everyday amenities, including a primary school and South Dartmoor Community College, while the open moor is less than 10 minutes away – inviting endless opportunities for walking, riding, fishing, and exploring. Golf enthusiasts will appreciate the nearby Stover Golf Club, set in beautiful parkland.

Despite its scenic location, Ashburton enjoys superb connectivity. The market town of Newton Abbot is just 7½ miles away, with a mainline train station linking directly to London, and easy access to the A38 and M5. The stunning South Devon coast can be reached in around 40 minutes, while Exeter and Exeter Airport are within 30 miles, and Plymouth just 40 minutes by road. Totnes also offers regular bus services and a mainline rail connection from London to Penzance.

Whether you're seeking outdoor adventure, artisan shopping, top-rated schooling, or a warm, welcoming community, Ashburton offers it all – right on your doorstep.





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CELEBRATING 175 YEARS

# OLD BARN

ASHBURTON • DEVON



SCAN ME  
TO BOOK  
A  
VIEWING

To view simply call: 01364 652652 |  
Email: [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

