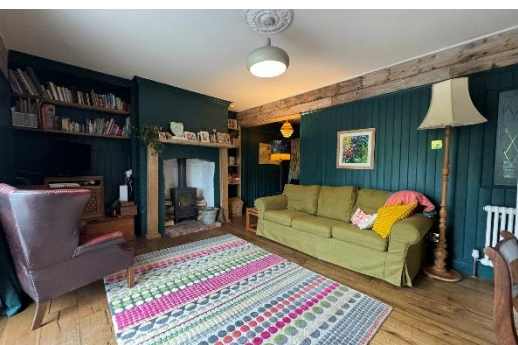


## Ashcombe, Dawlish, EX7 0QD



A beautifully presented three bedroom period cottage enjoying a stunning rural setting above Dawlish, with far reaching countryside views, stylish open plan living with wood burner, generous gardens, garden store and summer house, all nestled in the sought after village of Ashcombe.

FREEHOLD, COUNCIL TAX BAND - D, EPC - E.

£459,950

01626 862379

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## LOCATION

Located within the charming village of Ashcombe and just a short level walk from the village social club, the property enjoys an exceptional rear garden of impressive size and maturity. Beautifully arranged for outdoor living, the garden features extensive planting alongside two distinct entertaining areas, including a full-width raised deck adjoining the rear of the house and a further lower deck with summer house and additional storage sheds.

Beyond the main garden, the current owner also rents an additional parcel of adjoining land from a neighbouring landowner for a nominal fee. Subject to agreement, it is understood this arrangement may also be available to future owners should they wish to continue it.

Ashcombe itself is a picturesque and well-regarded village with an ancient church and welcoming community atmosphere, whilst the nearby coastal town of Dawlish provides a wider range of amenities and beaches. For commuters, the property is ideally placed approximately 1.5 miles from the A380 South Devon Link Road, offering excellent connections to Newton Abbot and Torbay to the south, and Exeter and the M5 to the north.

## ACCOMMODATION

Stepping inside, the beautifully presented interior is a real testament to the current owner, blending character, comfort and refined contemporary styling throughout. A traditional stable door opens into a spacious entrance vestibule, leading through to the main hallway where natural light pours in from two windows positioned alongside the staircase and first-floor landing.

At the heart of the home is an impressive open-plan kitchen, dining and living space, perfectly designed for modern family life and entertaining. This bright double-

aspect room enjoys a window to the front and an expansive three-metre bi-fold door opening directly onto the rear terrace and gardens beyond. The kitchen is fitted with an excellent range of classic-style cabinetry complemented by timber worktops, a dual-fuel range cooker, plumbing for a dishwasher and a stylish central island unit.

Completing the ground floor is a separate sitting room centred around a wood-burning stove, creating a cosy and inviting retreat. French doors open onto the rear terrace, while an additional recessed snug or study area to the front provides an ideal reading corner or home workspace.

The first floor offers two generous double bedrooms and a beautifully appointed family bathroom, all accessed from a bright landing with twin front-facing windows and a turning staircase rising to the second floor. The principal bedroom is particularly impressive, featuring French doors opening onto a Juliet balcony with delightful views across the gardens and surrounding countryside. Its stylish en-suite shower room includes an oversized shower enclosure and bespoke décor with distressed mirrors, panelling and elegant tiling.

The family bathroom is equally striking, fitted with a classic style ball and claw bath with telephone-style shower attachment, a bespoke painted wash basin and traditional-style WC with exposed chrome pipework. A large built-in utility cupboard provides practical space for both a washing machine and tumble dryer.

Occupying the top floor is a further spacious double bedroom with three Velux windows and access from a partially galleried landing, flooded with additional natural light from another roof window. Also on this level is a





second bespoke bathroom, mirroring the character and style of the main bathroom, complete with a bath and overhead rainfall shower.

**AGENTS NOTE**

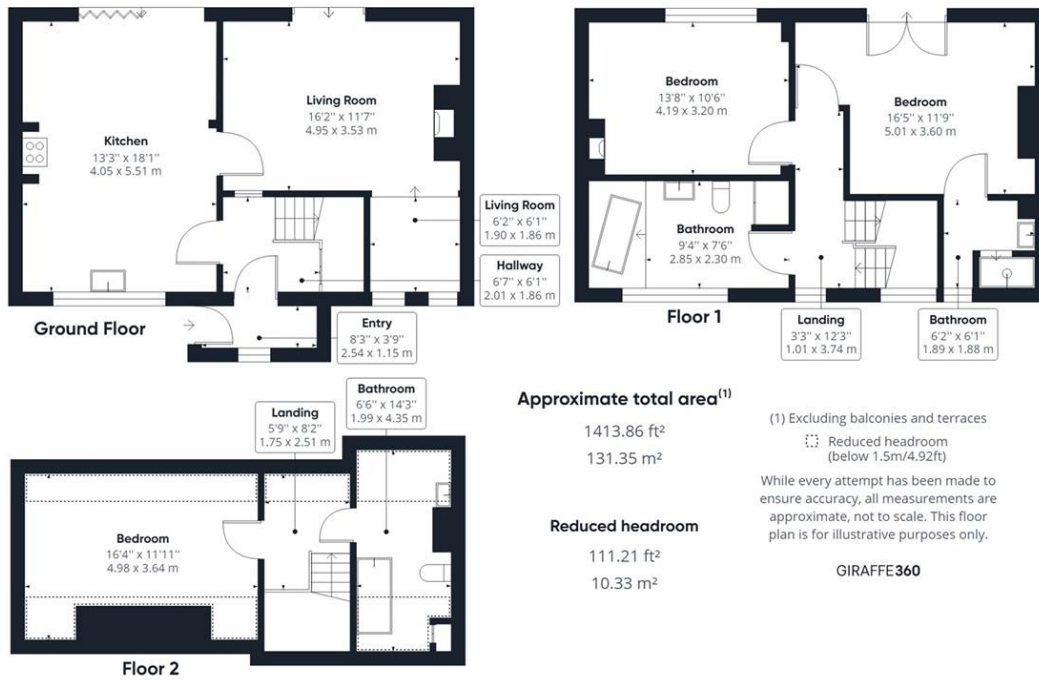
Council Tax: Currently Band D.

Mains water. Mains electricity. Septic tank shared with 2 other properties.

LPG gas central heating.

Tenure: Freehold.





Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m



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