



SUNNYFIELD, PEARTREE, ASHBURTON



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Set on the edge of Ashburton, Sunnyfield is a detached period house occupying a well-established plot, defined by mature trees and a natural sense of enclosure.

The house offers well-balanced accommodation extending to over 2,700 sq ft, with a traditional arrangement of reception rooms and good ceiling heights throughout. Large windows provide consistent natural light, while many of the principal rooms enjoy a direct outlook onto the surrounding gardens.

While now requiring a programme of updating, the property presents a clear opportunity to rework and refine a sizeable home in a highly regarded Dartmoor town. The existing layout provides flexibility for both formal and informal living, with scope to adapt the kitchen and rear of the house to suit more contemporary preferences.

The grounds are a notable feature, combining open lawn with more natural areas, creating both privacy and a quieter, more rural feel despite the property's proximity to the town centre and Devon Expreseway.



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THE DARTMOOR OFFICE

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A natural sense of arrival



Approached from the driveway, a covered verandah-style porch runs along the front of the house, with quarry tiled flooring and a sheltered, open aspect.

The front door opens into a central hallway, where the proportions of the house are immediately evident. A staircase rises ahead, with reception rooms arranged to either side in a balanced, traditional layout.

The two principal reception rooms sit to the front, each with a bay window drawing in natural light and providing an open outlook. Both are well-proportioned, with good ceiling heights, period detailing and fireplaces forming natural focal points.



To the rear of the house, the kitchen is arranged as a practical working space with a more contemporary feel and a direct connection to the outside. A side door provides access out to steps leading down to the garden, while a separate utility and storage area sits alongside. A cloakroom is also positioned off this part of the house.

Adjoining the kitchen, the dining room retains a more traditional character, with an original Rayburn set within the fireplace (currently not in use), forming a natural focal point. A secondary staircase rises from this area to the first floor, adding a useful degree of flexibility to the overall layout.



The first floor provides four bedrooms, arranged around a central landing.

The rooms are all of a good size, with a consistent sense of proportion and ceiling height throughout. Several retain period fireplaces, adding character, while many enjoy open views across the surrounding gardens.

The overall arrangement offers flexibility, with clear potential to update and reconfigure to suit individual requirements.





Positioned off the half landing, the bathroom is arranged separately from the WC, with an additional shower room also serving this level.

Also laid out at this part of the house, a walk-in airing cupboard provides useful storage and houses the gas-fired central heating system.

The current layout reflects the traditional plan of the house, with clear potential for reconfiguration to create a more integrated arrangement suited to modern family use.



Outside



The property is approached via a private drive, shared only with the adjacent property, The Lodge, leading to Sunnyfield and providing a sense of separation from the surrounding area.

The house sits within 1.5 acres (0.61 hectares) of well established gardens and grounds with mature hedged boundaries creating a natural sense of enclosure and privacy.

The gardens have been allowed to develop into a more informal landscape, combining areas of open lawn with established trees and softer planting, creating a green and sheltered setting around the house.

There is ample space for parking within the grounds, along with scope for further landscaping or refinement if desired.

Key Facts for Buyers

TENURE - Freehold. with vacant possession.

The main house and The Lodge are presently held within a single title and will be divided as part of the sale. The private driveway will be shared, with a right of access in place for the benefit of The Lodge.

COUNCIL TAX BAND - E

EPC - D

SERVICES

The property is connected to mains electricity. The mains water supply is shared with the neighbouring property, The Lodge, with usage monitored by a check meter. Drainage is via a shared private system serving both properties, and formal arrangements will be put in place as part of the title separation.

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](#)

TREE PRESERVATION ORDER

There is a tree preservation order on the trees within the property. Please contact the agents for more information.

LOCATION

What3Words - [///congested.necklace.songs](https://www.what3words.com/what3words////congested.necklace.songs)

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at the 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.



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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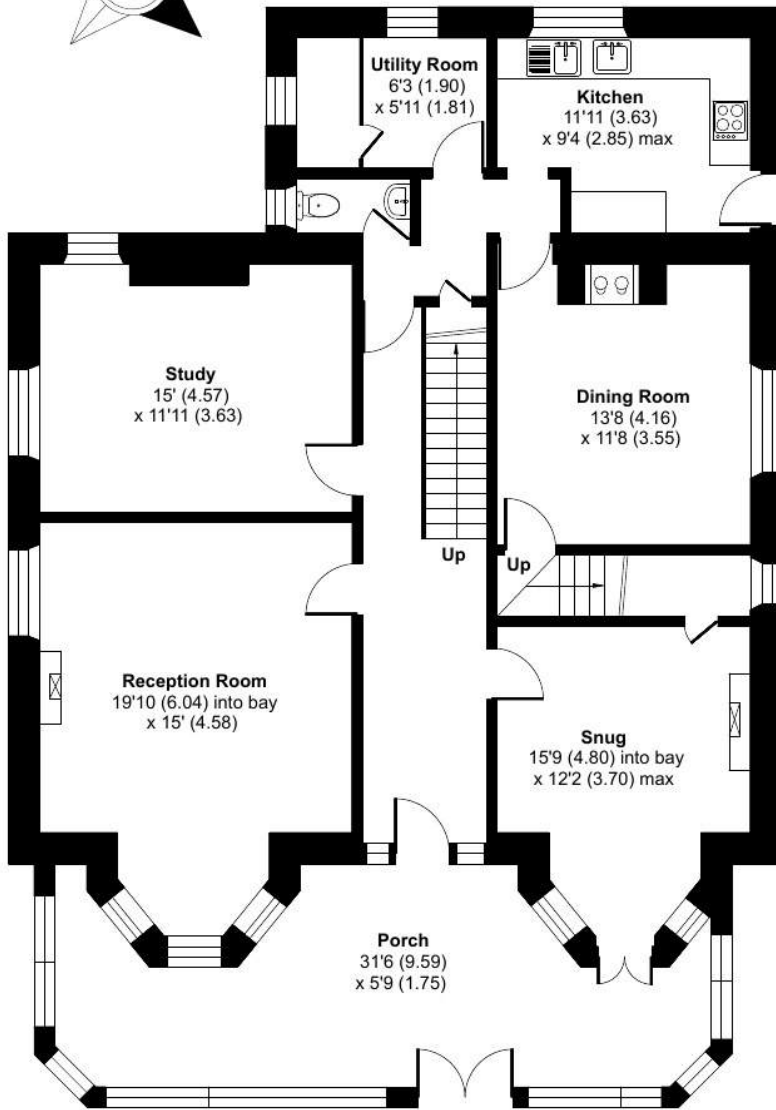
Ashburton, Newton Abbot, TQ13

Approximate Area = 2707 sq ft / 251.4 sq m

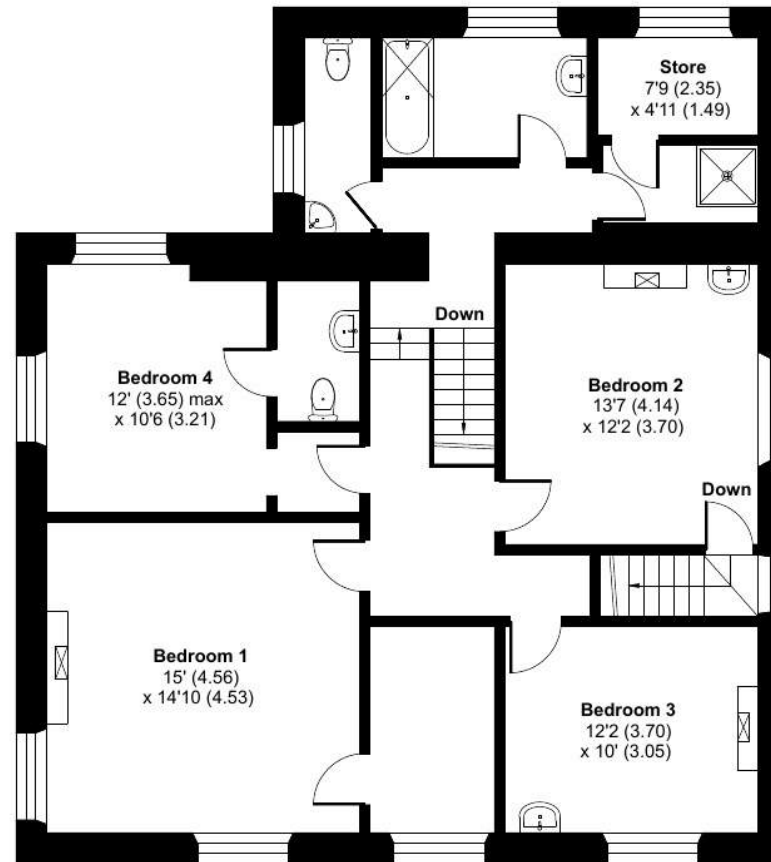
Garage = 406 sq ft / 37.7 sq m

Total = 3113 sq ft / 289.1 sq m

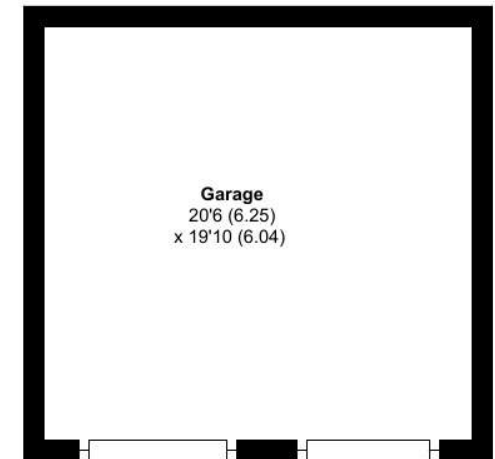
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



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.





SUNNYFIELD

ASHBURTON • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01364 652652 |
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