

FOALE'S COTTAGE

Ashburton



FOALE'S COTTAGE, ASHBURTON

FOALE'S COTTAGE, ASHBURTON



Tucked along a pedestrian lane moments from the centre of Ashburton, Foale's Cottage enjoys the unusual combination of a quiet, traffic-free setting and immediate access to town life.

Behind its distinctive rendered frontage lies a surprisingly generous Grade II listed home, where exposed stone fireplaces, deep window seats and multi-paned windows reflect the building's history, while an individual arrangement of rooms and two separate staircases gives the accommodation considerable character and flexibility.

The ground floor is particularly sociable. A long living and dining room provides space to gather around the wood-burning stove, while the separate kitchen/breakfast room is substantial enough for everyday dining, with stone work surfaces, a central island and Rangemaster cooker. A utility room and ground-floor cloakroom add useful practicality.

Two staircases rise independently to the first floor — an unusual arrangement which gives the accommodation considerable flexibility. There are three double bedrooms in total, together with two shower rooms, making the house equally suited to family life, visiting friends or guest accommodation.

Its position is central to the appeal. Independent shops, cafés, restaurants, pubs and everyday amenities are within a short walk, yet the cottage occupies a traffic-free setting away from North Street itself. Dartmoor lies beyond the town, while the A38 places Exeter, Plymouth and the wider South Devon coast within straightforward reach.

Foale's Cottage has most recently been operated as an established holiday let, giving buyers an interesting choice: continue with a proven style of visitor accommodation, create an easily managed Devon second home, or simply enjoy it as a characterful home in one of Dartmoor's best-known market towns.



FOALE'S COTTAGE, ASHBURTON

The cottage is approached from Foales Court, a pedestrian lane just off the centre of Ashburton. The front door opens directly into the principal living accommodation, immediately introducing the scale and character found throughout the house.

The cottage opens directly into a particularly generous living and dining room, where engineered oak flooring and two substantial exposed stone fireplaces immediately establish the character of the house.

One fireplace houses a wood-burning stove, creating a natural focal point for the sitting area, while the second adds further texture to the dining end of the room. Two front-facing multi-paned windows incorporate deep window seats and bring natural light into the space.

The proportions allow for both comfortable seating and a substantial dining table, giving the room an easy, sociable feel for everyday living and entertaining. Useful understairs storage is provided, with a staircase rising independently to Bedroom One and its adjoining first-floor accommodation.







The kitchen/breakfast room is a generous and practical space, fitted with painted cabinetry, polished stone work surfaces and a central island providing additional preparation and storage space. A Belfast-style sink sits beneath the window, while a Rangemaster cooker is positioned beneath an extractor. An exposed stone fireplace adds a strong sense of age and character, with slate flooring continuing throughout.

There is ample room for informal dining, together with useful understairs storage and a second staircase rising to Bedrooms Two and Three. Adjoining the kitchen is a separate utility area with plumbing for a washing machine, shelving and a cupboard housing the gas-fired boiler.





The first floor is arranged in two distinct areas, reached by separate staircases, giving the accommodation an unusual degree of flexibility.

There are three well-proportioned double bedrooms, each with its own sense of character. Period features include multi-paned windows, deep window seats and original fireplace openings, while engineered oak flooring and built-in storage feature in parts of the accommodation.

Bedroom One is separately approached, reached from the staircase rising from the living room, while Bedrooms Two and Three are accessed from the second staircase from the kitchen. The arrangement works particularly well for family, visiting guests or those considering continued holiday accommodation.





Serving Bedrooms Two and Three, the pictured shower room is fitted with a contemporary white suite comprising WC, wash basin and a large shower enclosure with glazed screen and rain-head shower. Slate tiling is used to the floor and shower area, with a heated towel rail, ceiling spotlights and extractor fan.

A second shower room serves Bedroom One and is similarly finished with a contemporary white suite, large shower enclosure, slate tiling, heated towel rail, ceiling spotlights and extractor fan.



PAUL & HARRY

Key Facts for Buyers

TENURE - Freehold, with vacant possession. The property is Grade II listed. Historic England List Entry No. 1207493. The official listing can be viewed here:

HISTORIC ENGLAND

There is no private outside space with the cottage; however, its central position places the town's public green spaces and the wider landscapes of Dartmoor within easy reach.

COUNCIL TAX BAND - D

EPC - D

SERVICES

The property has all mains services connected. 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 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 verification provider 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.

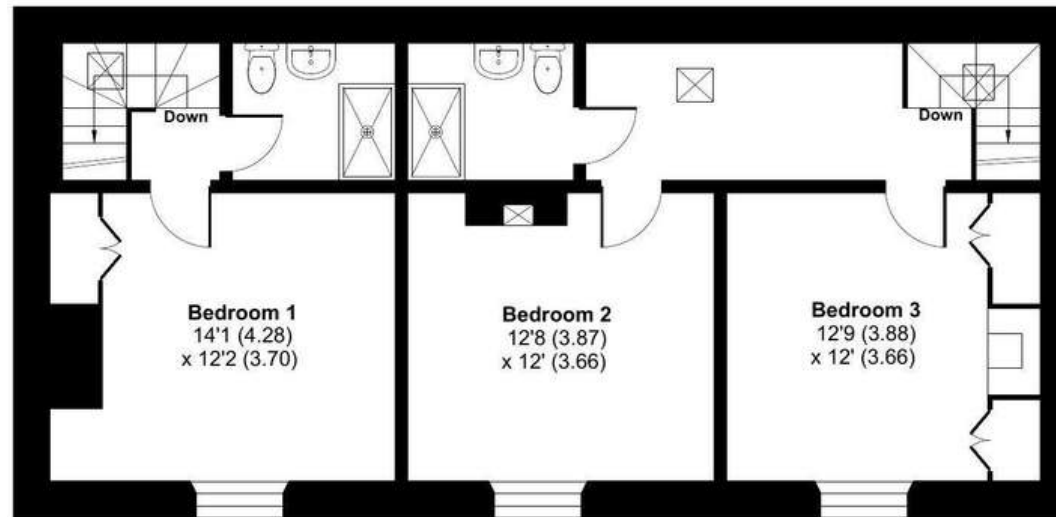
If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

Foales Court, Ashburton, Newton Abbot, TQ13

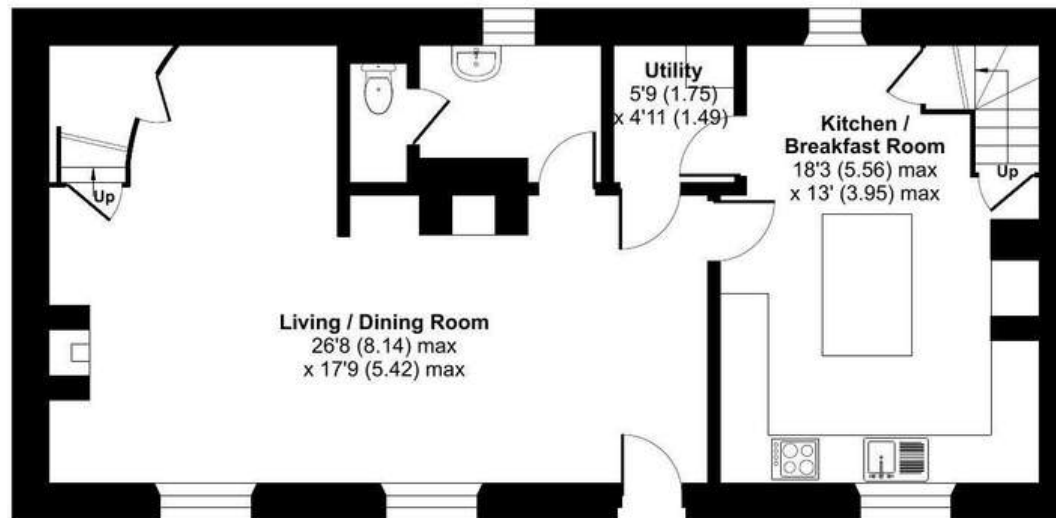


Approximate Area = 1416 sq ft / 131.5 sq m

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). © nitchcom 2025.

About... Ashburton

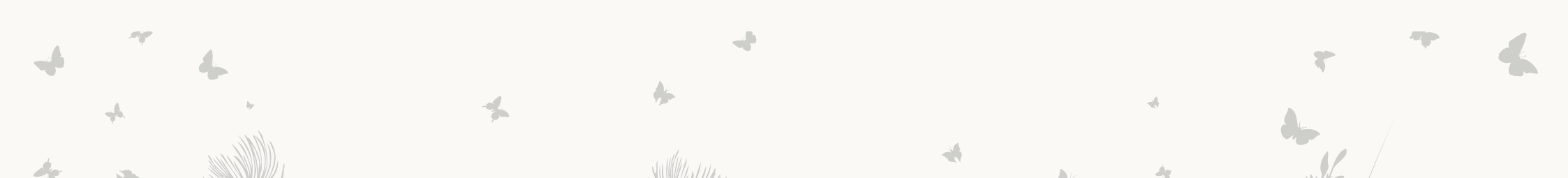
Ashburton is a well-established Dartmoor town with a strong sense of identity, combining an attractive historic centre with an excellent range of independent shops, cafés and everyday amenities.

The town is particularly known for its independent businesses, including food shops, specialist retailers and artisan producers, while Ashburton Cookery School has helped establish the town as a recognised destination for food and cookery.

For day-to-day needs, Ashburton offers a primary school, South Dartmoor Community College and a broad range of local services. The surrounding countryside is a defining part of life here, with the open landscapes of Dartmoor readily accessible from the town and providing extensive opportunities for walking, riding and exploring.

Despite its rural setting, Ashburton is well placed for travel across South Devon. The A38 provides straightforward road connections towards Exeter and Plymouth, while Newton Abbot, with its mainline railway station, is approximately 7½ miles away. Totnes and the South Devon coast are also within convenient reach.

For those drawn to Dartmoor but looking to remain connected to shops, services and transport links, Ashburton offers an appealing balance of town life and countryside.





FOALE'S COTTAGE

ASHBURTON • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

