



Treetops, Place Lane







# Treetops, Place Lane

Ashburton, Devon, TQ13 7EP

A38: 0.5 miles, Exeter: 20 miles, Plymouth: 24 miles.

A spacious, light and beautifully updated detached family home on the edge of a sought-after South Dartmoor town. Benefiting from versatile accommodation, a detached office building, attractive gardens and off-road parking for four vehicles.

- Idyllic detached family home
- Versatile accommodation
- Impressive reception spaces
- Detached office building
- Freehold
- Edge of Dartmoor National Park
- Close to local amenities
- 5 double bedrooms
- Off-road parking & garden
- Council tax band: E

Guide Price £795,000

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## SITUATION

Treetops occupies a tucked-away yet highly convenient position within the popular South Dartmoor town of Ashburton, a thriving and characterful community on the edge of Dartmoor National Park. The town is especially well regarded for its welcoming local atmosphere, good schooling, independent shops, delicatessens, cafés, inns and restaurants, together with its arts centre and creative arts and music scene, all of which contribute to its enduring appeal as a place to live.

Ashburton is often favoured by those seeking the balance of an active market town lifestyle with immediate access to the open spaces of Dartmoor. The surrounding moorland provides superb opportunities for walking, cycling, riding and exploring, while the town itself offers a strong sense of community and a varied calendar of local events.

Communication links are excellent, with the A38 Devon Expressway close at hand, providing swift access to Exeter, Plymouth and the wider South West. The town is also ideally positioned for access to the South Devon coast and beaches, making Ashburton particularly convenient for those commuting, while still enjoying the charm, independence and natural beauty associated with life on the edge of the National Park.

## DESCRIPTION

Beautifully presented and thoughtfully remodelled, this detached home offers an adaptable style of living, with generous reception space, five bedrooms and a separate office building, all within easy reach of Ashburton's town centre and Dartmoor.

The house has been arranged for modern family life, with the principal living spaces flowing naturally towards the garden. Solid oak flooring extends through the downstairs hall, kitchen and dining/day room, with the kitchen, breakfast and dining/day areas forming the sociable heart of the home, while the separate sitting room provides a relaxed space in which to unwind.

The accommodation is notably flexible, with bedrooms arranged across both floors to suit family, guests, working from home or multigenerational living. Outside, the garden extends the living space further, with terraces and seating areas for dining and relaxation, complemented by off-road parking for multiple vehicles and a detached office building.





## ACCOMMODATION

The property is entered via a central hall, giving access to the principal ground floor rooms. The sitting room is a generous and comfortable space with a woodburning stove and access to the garden, while the kitchen is fitted with a range of quality units, central island, breakfast bar and integrated appliances. Solid oak flooring extends through the downstairs hall, kitchen and dining/day room, which has roof lights and doors opening onto the terrace.

There are three bedrooms on the ground floor, served by a family bathroom and an additional WC, together with a separate utility room. On the first floor are two further double bedrooms, including the principal bedroom with en-suite shower room, along with an attic room suitable as a study, hobby room or quiet retreat.

## OUTSIDE

The property is approached from Place Lane, where there is off-road parking for multiple vehicles. Beside the parking area is a detached office building with power, lighting and WC, arranged as two separate rooms and ideal for working from home or studio use.

The south-east facing garden has been attractively landscaped for ease of maintenance, with a decked terrace adjoining the house, mature planting, lawn, a sheltered sunken patio and further seating areas. There are also timber sheds and log stores providing useful storage.

## SERVICES

All mains services are connected. Gas fired central heating. Ofcom advises that ultrafast broadband and mobile coverage via the major providers is likely.

## DIRECTIONS

From the A38, take the B3352 exit towards Ashburton and continue into the town along Eastern Road. Turn right onto Balland Lane, passing the school, and after approximately 0.3 miles turn left onto Place Lane. Continue for a short distance, keeping right, where the property will be found shortly thereafter on the right-hand side.

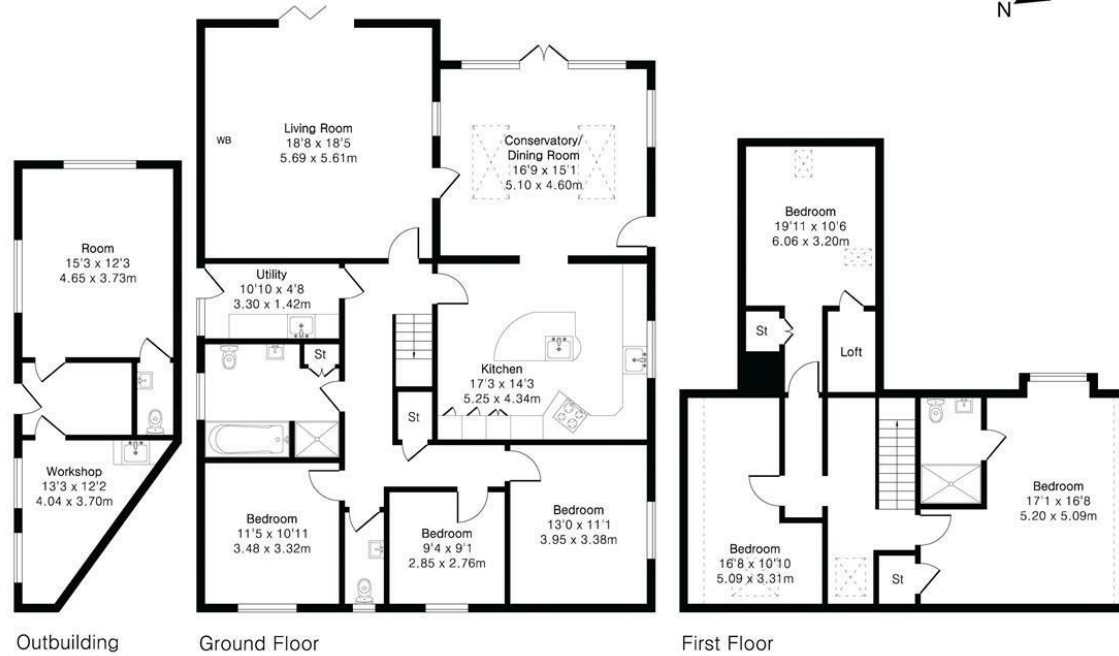
What3Words: ///risks.downcast.remotest

**Approximate Gross Internal Area 2429 sq ft - 226 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1611 sq ft – 150 sq m

First Floor Area 818 sq ft – 76 sq m

Outbuilding Area 367 sq ft – 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



