

The background is a light cream color with a subtle, mottled texture. It is decorated with several dark green silhouettes of geese in flight, scattered across the page. In the corners, there are delicate illustrations of green foliage and branches. The text is centered in a dark green, serif font.

Wild Goose Cottage,
Ashburton



WILD GOOSE COTTAGE, EAST STREET, ASHBURTON

Wild Goose Cottage, Ashburton



Set on historic East Street, Wild Goose Cottage is a Grade II listed home with a wonderfully individual character, quietly positioned in the heart of Ashburton.

Behind its traditional façade, the accommodation unfolds over three floors, combining period detail with a relaxed and highly personal interior. The living room and kitchen form a sociable ground-floor arrangement, while the upper levels introduce a sequence of more intimate spaces, culminating in an atmospheric mezzanine beneath the roof.

There is a sense of discovery to the house: window seats, exposed timbers, changing levels and carefully framed views all contribute to its distinctive feel.

Ashburton's independent shops, cafés and restaurants are within easy reach, while Dartmoor lies just beyond the town. It is a particularly appealing setting for those who value character, convenience and a strong sense of place.

Wild Goose Cottage, Ashburton

The front door opens into a light and characterful living space, where a broad multi-paned window and deep window seat create a natural focal point. Slate-style flooring, period proportions and a second side window give the room an easy, individual feel, with two shallow steps leading through to the kitchen.







Set just beyond the living room, the kitchen is neatly arranged with painted cabinetry, timber work surfaces and integrated appliances. A breakfast bar provides an informal place to sit, while a stable door opens directly onto the rear courtyard. Stairs rise from the kitchen to the first floor, where engineered oak flooring continues through the landing.



Occupying the first floor, the principal bedroom is a calm and well-proportioned double, with a sash window overlooking East Street and a second window drawing the eye along the street. Timber flooring and the original fireplace give the room a quiet sense of period character.

A generous landing sits beneath a large roof window, with a built-in desk and useful storage creating a flexible space for working, reading or simply retreating from the rooms below.



The upper floor reveals another side to the cottage. Beneath the roofline, exposed timbers, changing levels and carefully considered built-in storage give the space a wonderfully individual quality.

A rooflight draws in natural light, while the fitted desk creates a quiet corner for working or reading. From here, steps rise again to the mezzanine — an intimate retreat tucked into the eaves.







A second bathing space sits beneath the roofline, finished with bold tiling and a compact bath with shower over. Nearby, the mezzanine nestles into the eaves, where exposed timbers, fitted storage and a roof window create one of the cottage's most distinctive spaces.



SAWDY & HARRIS
ESTABLISHED 1878

Outside



Reached directly from the kitchen, the enclosed rear courtyard provides a welcome pause from the town beyond.

Stone and brick walls, established planting and space for a bistro table give it an intimate, sheltered feel — somewhere for coffee in the morning, a glass of wine at the end of the day, or simply a little fresh air without leaving home.

Key Facts for Buyers

TENURE - Freehold. with vacant possession.. The property is Grade II Listed
- the link to the Listing can be viewed here :

[HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1201021?SECTION=OFFICIAL-LIST-ENTRY](https://historicengland.org.uk/listing/the-list/list-entry/1201021?SECTION=OFFICIAL-LIST-ENTRY)

COUNCIL TAX BAND - C

EPC - E

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 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:

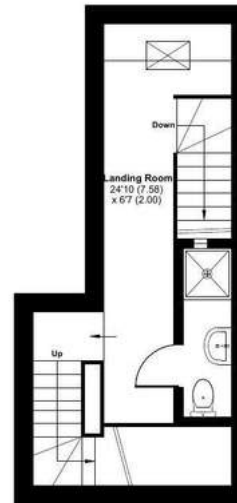
- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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East Street, Ashburton, Newton Abbot, TQ

Approximate Area = 871 sq ft / 80.9 sq m

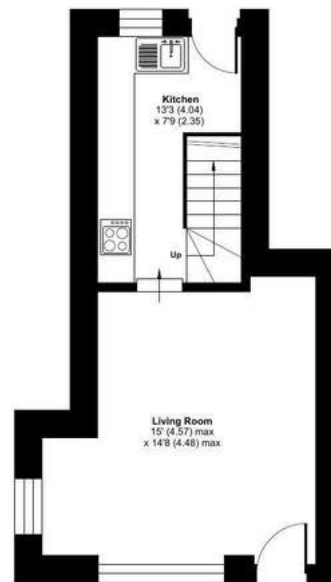
For identification only - Not to scale



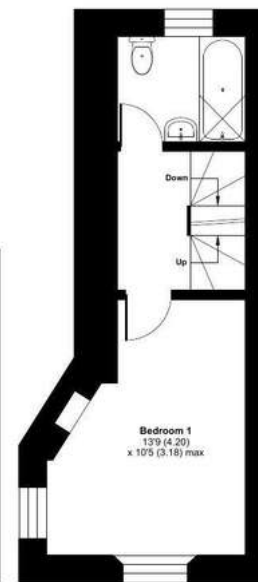
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR

Floorplans are for illustrative purposes only and are not to scale. All measurements are approximate and intended as a guide to the layout and general proportions of the accommodation. Buyers should verify any dimensions or details that are important to them.

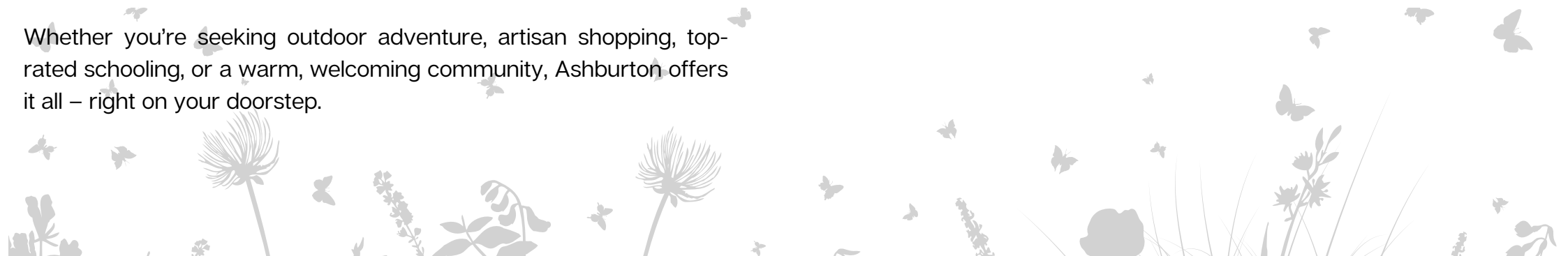
About... Ashburton

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.





WILD GOOSE COTTAGE

ASHBURTON • DEVON



SCAN ME
TO BOOK
A
VIEWING

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