

Little Brook, Ashburton

Newton Abbot

RENDELLS

Little Brook

Ashburton, Newton Abbot
Guide Price £635,000

- A Charming Grade II Listed Detached Cottage
- Picturesque Countryside Setting
- Four Spacious Bedrooms
- Farmhouse Style Kitchen
- A Large Lawned Garden And Further Secondary Area Of Garden
- A Detached Artist Studio with Facilities
- Wonderful Far Reaching Views
- No Onward Chain



Sitting Room
The spacious sitting room offers a further stone open fireplace with wood burner, an aspect to front and rear, slate flooring and a door leading to a staircase rising up to the master bedroom. Landing First Floor Landing with an aspect to the front and access to the loft space.



Kitchen
This charming farmhouse style kitchen offers a built in sink unit with a Belfast sink and a marble worktop. There is also a freestanding range style oven and gas hob. There is an attractive stone open fireplace with wood burner, dual aspect to the rear with a window seat and a slate floor with under floor heating.



Study/Snug
This room offers a feature fireplace along with a glazed window to the rear. There is also a staircase rising to the first floor accommodation.

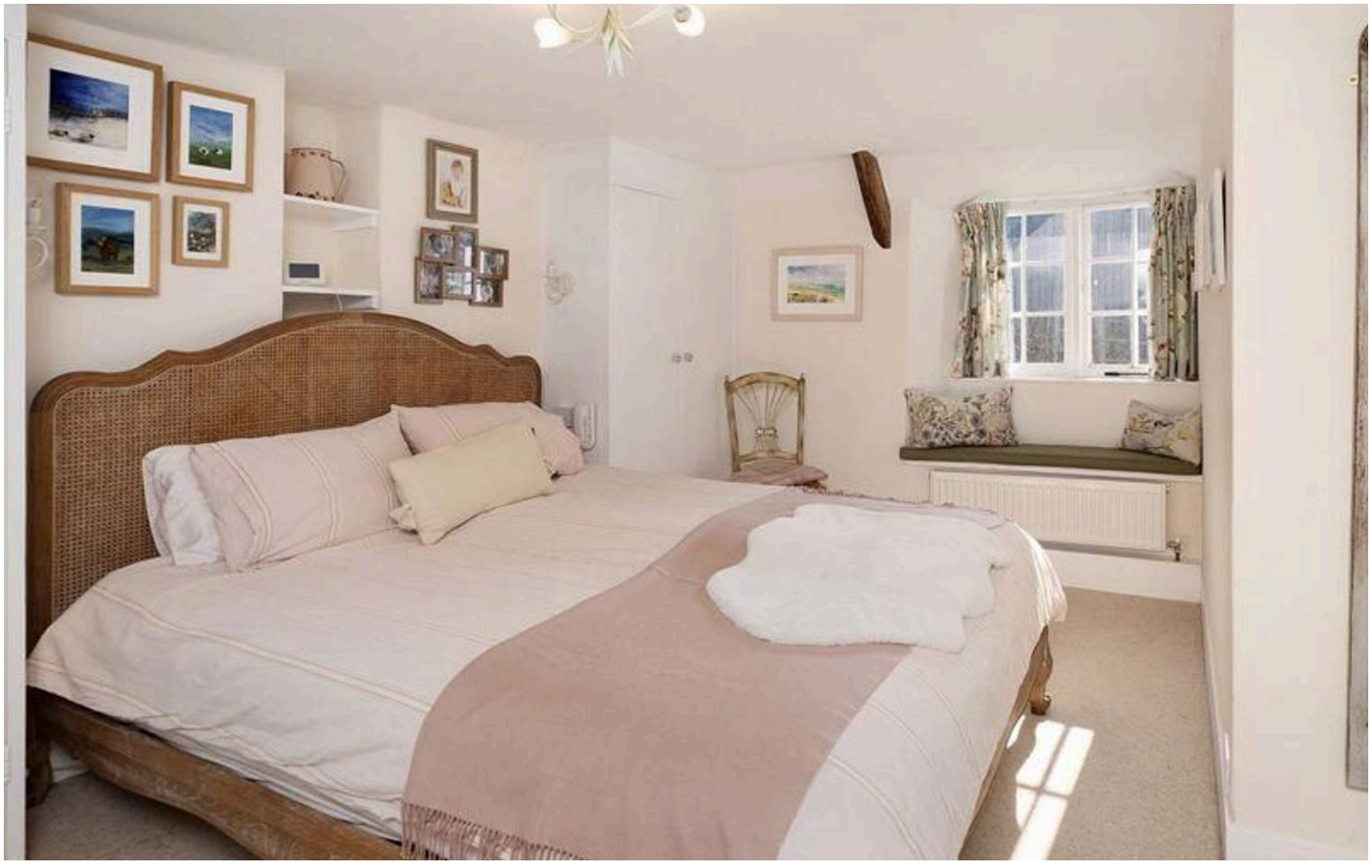
Bedroom 1
This bright and spacious room leads up from the sitting room and offers a triple aspect with far reaching views to the moor and nearby Buckland Church to the front and two built in wardrobes. En-suite This room offers an aspect to the front with wonderful far reaching views. There is also a freestanding Victorian style bath with mixer and shower attachment, pedestal wash hand basin, WC and heated towel rail.

Bedroom 2
This room offers an aspect to the rear and carpeted flooring.

Bedroom 3
There is a period fireplace and built in cupboard. This room offer an aspect to the rear.

Bedroom 4
This room offers an aspect to the front along with a feature fireplace and a built in cupboard.

Bathroom
The bathroom offers an aspect to the rear along with a free standing bath with mixer and shower attachment, WC and wash hand basin.







Studio Room
This versatile room has underfloor heating and a shower room.

The property is approached via a gravelled driveway leading up to the house and with a parking area for two vehicles adjacent to the Studio/Office. NOTE: As often occurs in the Moors the driveway also affords access to the neighbouring cottage situated behind and slightly to the right of the property. The owners of which enjoy a right of way over the drive in order to reach their cottage.

There are three distinct areas of garden. The house overlooks the main gardens which offers a large area of lawn with well stocked boarders along with a separate terraced seating area. The second area of garden is set above the main house and enjoys a summerhouse with seating area to enjoy some lovely far reaching views. The third area of garden is tucked way to the rear of the house and incorporates a small area of lawned garden.

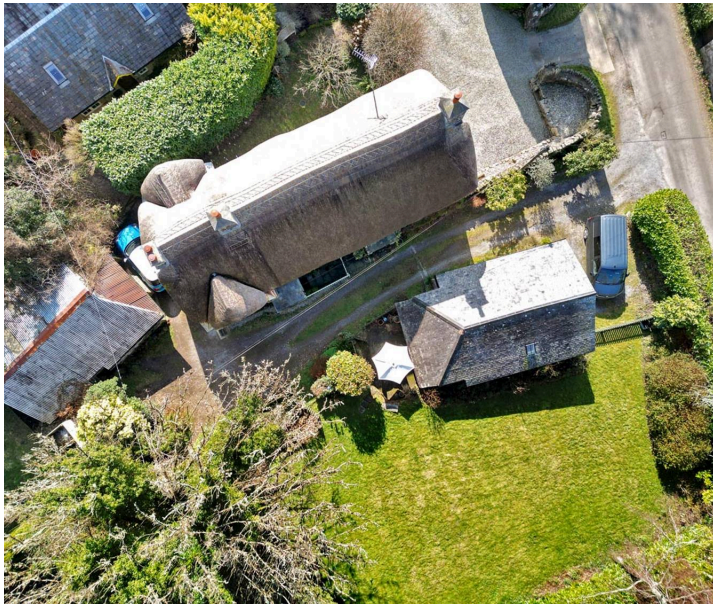
Council Tax band: F

Tenure: Freehold

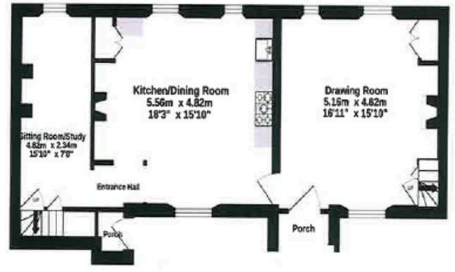
EPC Energy Efficiency Rating: F

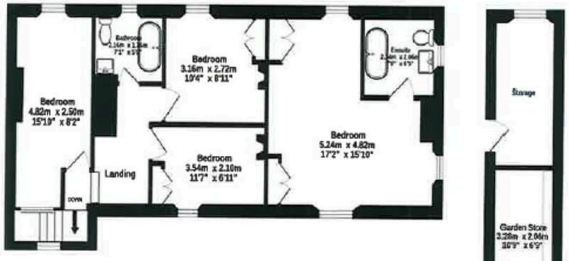
EPC Environmental Impact Rating: F

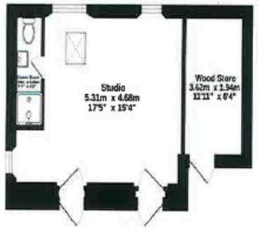








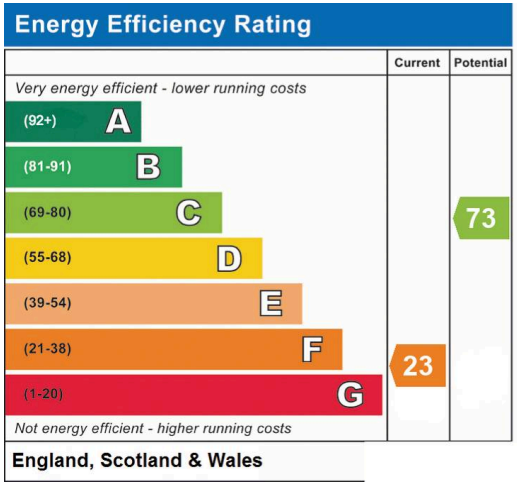


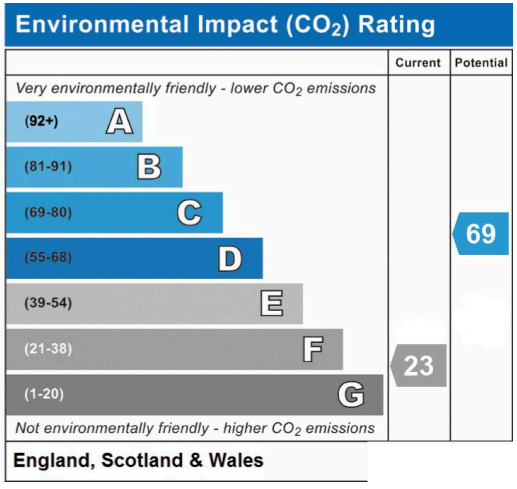




TOTAL FLOOR AREA : 173.7 sq.m. (1870 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025







RENDELLS

Rendells

Rendells LLP, 13 Market Street - TQ12 2RL

01626 353881

newtonabbot@rendells.co.uk

www.rendells.co.uk

Consumer Protection from Unfair Trading Regulations 2008

1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract

2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts

3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.

4)The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

5) Any area measurements or distances referred to herein are approximate only.

6) Where there is a reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

7) Descriptions of the property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of fact. If there are any points of particular importance that need clarifying before viewing, please do not hesitate to contact the office.

8) References to the tenure of a property are based on information supplied by the seller. The agents have not had sight of the title documents. A buyer is advised to obtain verification from a solicitor before finalising their offer and should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.