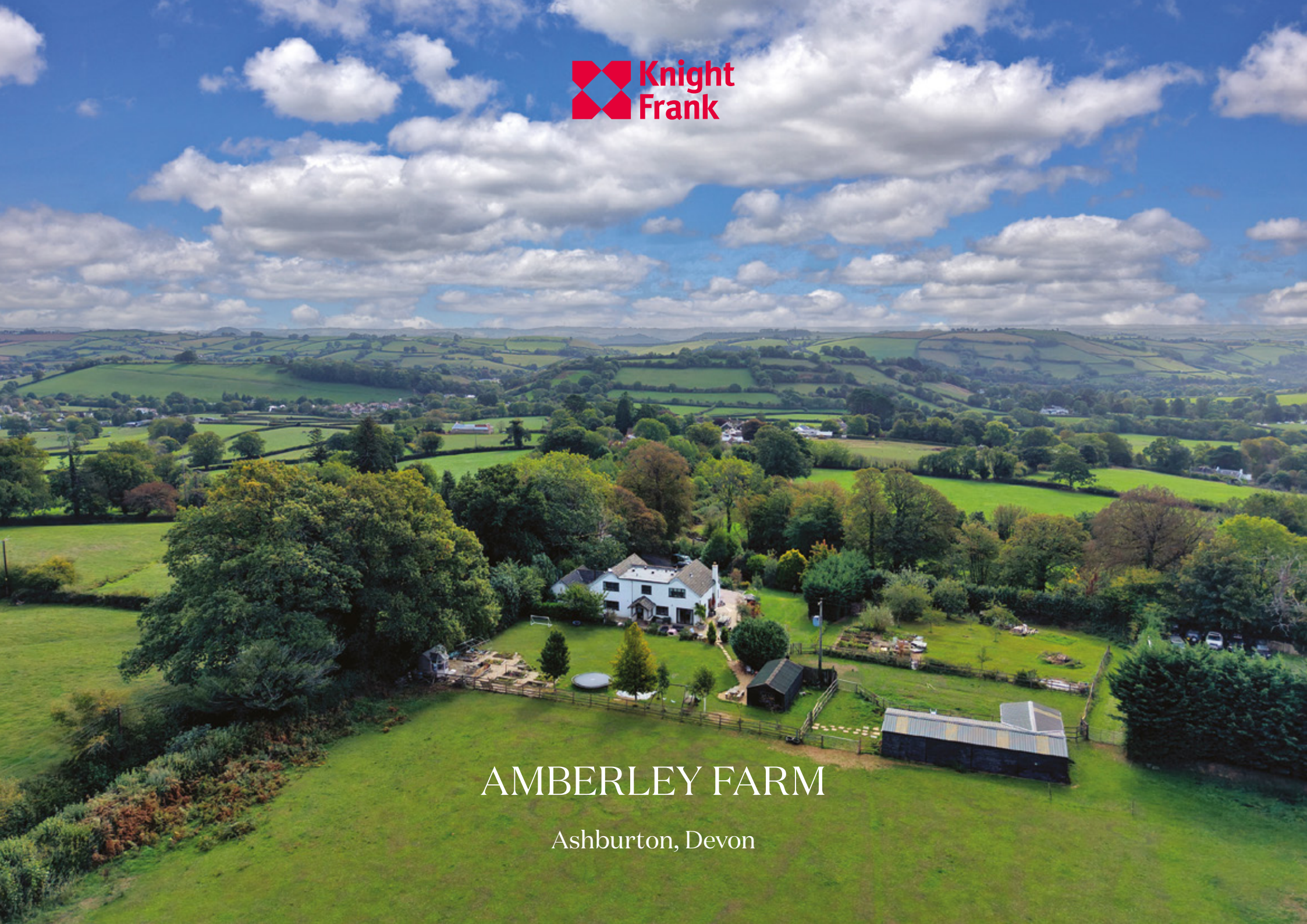

AMBERLEY FARM

Ashburton, Devon



A STYLISH AND BEAUTIFULLY PRESENTED CONTEMPORARY FAMILY HOUSE, WITH SEPARATE ANNEXE, GARDENS, STABLES AND PASTURE PADDOCKS, IN A LOVELY RURAL SETTING ON THE EDGE OF DARTMOOR

Summary of accommodation

Ground Floor: Reception hall | Cloakroom | Sitting room | Study | Kitchen/dining/living room/utility room

First Floor: Principal bedroom/shower room suite | Guest bedroom/shower room suite | Two further bedrooms and bathroom

Annexe: Hall | Sitting/dining room | kitchen | Two bedrooms | Shower room

Outside: Gym | Gardens | Stables | Pasture paddocks

In all about 5.42 acres (2.19 hectares)

Lot 1: House and Garden 0.78 acres
Lot 2: Paddocks and stables 4.64 acres

Distances: Ashburton 1 mile, Totnes 9 miles, Newton Abbot 10 miles, Exeter 23 miles
(All distances and times are approximate)

Guide price: Lot 1 – £1,250,000
Lot 2 – £150,000

SITUATION

Amberley Farm is located in a beautiful, rural, setting, about a mile to the north of Ashburton, above the River Dart valley on the south east side of Dartmoor National Park.

The former stannary town of Ashburton is the largest town within the National Park and benefits from a thriving community with an excellent range of independent and boutique shops including antiques, ironmonger's, delicatessen, artisan bakery, fish deli, greengrocer's and butcher's. Also there is a pharmacy, doctor's and dentist's surgeries, a selection of cafes, pubs and restaurants, post office, primary school and Community College, as well as the Community Arts Centre and Ashburton Cookery School.

Private schools are available at Stover, Tavistock or a choice in Exeter. There is a golf course at Stover.

Nearby is the breathtakingly beautiful River Dart valley, with its ancient oak woodlands and dramatic gorges, flowing down from its source on the moor, via such gorgeous nearby beauty spots as New Bridge, on its way past Totnes to Dartmouth and the sea.

Dartmoor, a rare and unique place, is a protected wilderness of 368 square miles and is renowned for its spectacular scenery with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers. Dotted with beautiful villages and hamlets, such as nearby Buckland in the Moor, Widecombe in the Moor beyond and Poundsgate on the other side of the Dart Valley, it is also known for its prehistoric stone rows, Bronze Age sites and abundant wildlife, and there are many opportunities for walking, riding, cycling, fishing etc. on the doorstep.

To the south is the South Hams area of South Devon, known for its delightful rolling countryside and pretty villages and towns, as well as its stunning coastline.







There is easy access onto the A38 dual carriageway at Ashburton, leading east to Exeter and the M5 motorway and west to Plymouth. There are stations in Newton Abbot and Totnes with mainline connections to London (Paddington). From Plymouth there are ferries to France and Spain and in Exeter there is an airport.

THE PROPERTY

Amberley Farm is situated amidst beautiful rolling Dartmoor countryside above the Dart Valley and just below the high moor but within easy reach of Ashburton. The spacious, stylishly and immaculately presented and furbished contemporary house was fully re-constructed in 2020/21 and is fitted to a high specification throughout.

The entrance driveway leads into a broad parking and turning area in front of the house and the front door opens into the reception hall with herringbone boarded flooring. A door from here opens into the heart of the house, which is the beautifully light and spacious open plan kitchen/dining/living room. Also with attractive herringbone boarded flooring, there is a sitting area with fireplace having wood burner and decorative carved stone surround and mantel, fitted cupboards and bookcases, dining area and fitted kitchen with island and breakfast bar, and three sets of French doors opening out to the terrace and gardens, all making for a gorgeous family living space. Off the kitchen is the fitted utility room and pantry and doors from the hall which lead into the sitting room with wood burner and the study, both with the herringbone boarded flooring.

On the first floor is the impressive principal bedroom with en suite shower room. There is a further guest bedroom/shower room suite, two further bedrooms and family bathroom with both bath and shower. All the bedrooms have superb views over the land and to Dartmoor beyond.





















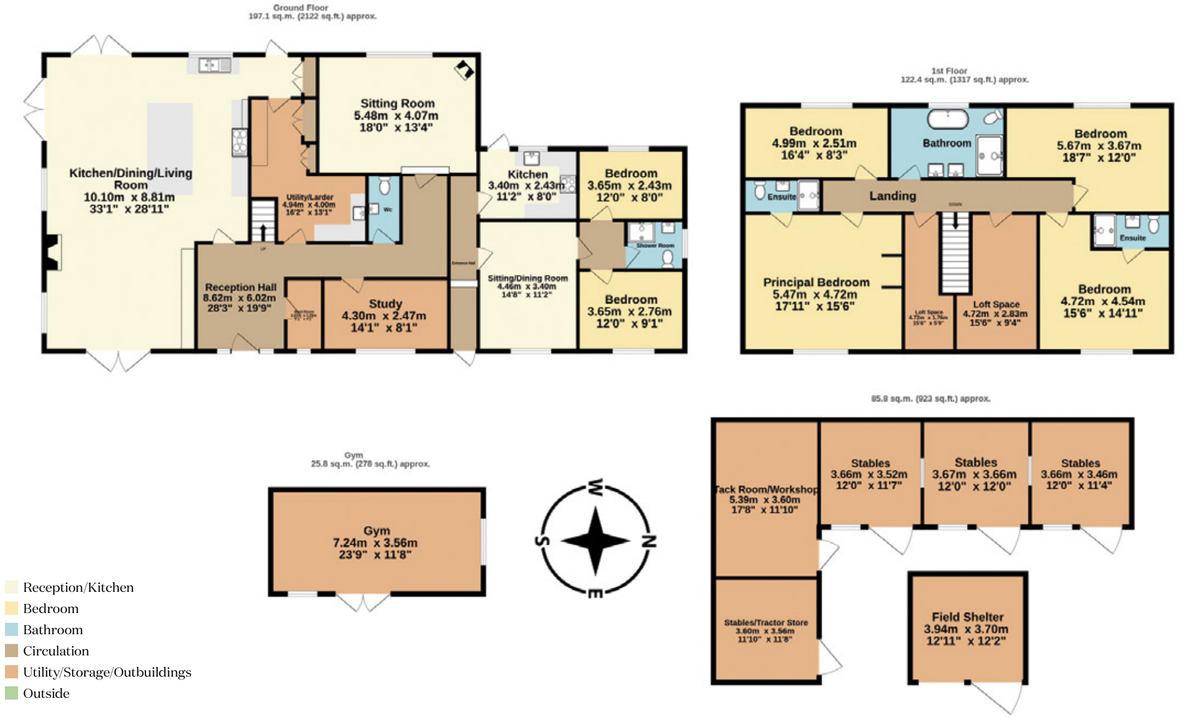

Approximate Gross Internal Area =
431.0 sq.m. (4639 sq. ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



On the ground floor, the separate annexe is accessed via a door into an entrance hall passageway to the sitting/dining room, fitted kitchen, two bedrooms and shower room.

French doors from the kitchen/dining/living room open to stone paved terrace areas which is ideal for al fresco dining. These wrap around two sides of the house, which is surrounded by landscaped gardens with lawns, ornamental trees and shrubs and vegetable garden with raised beds and a potting shed, as well as a separate orchard garden area with further raised beds. A path from the house leads to a building in the corner of the garden used as the gym and with another terrace area beside it.

A separate entrance and track leads around to the stable building adjoining the gardens with three loose boxes, tack room and store. Beyond are two extensive, gently sloping, pasture paddocks, incorporating a field shelter.



















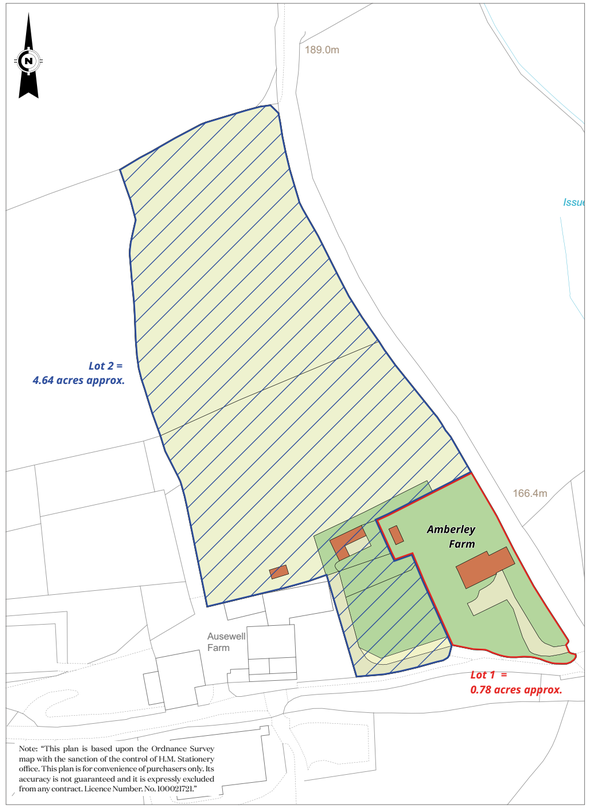



PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity. Private water and drainage. Electric boiler and underfloor heating.

Local Authority: Teignbridge District Council: 01626 361101

EPC: E

Council Tax: Band E

Directions: TQ13 7HF what3words ///totally.convinces.hothouse

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