



53 EAST STREET, ASHBURTON

SAWDYE & HARRIS
CELEBRATING 175 YEARS

53 EAST STREET

ASHBURTON • DARTMOOR • DEVON



A beautifully restored period home in the heart of a vibrant Dartmoor town

Step inside this remarkable three bedroom, Grade II Listed home and discover a seamless blend of historic character and modern comfort. With origins in the late medieval period and a sympathetic renovation – including a brand-new roof – this is a property where the past and present work perfectly in harmony.

The garden is a hidden oasis— enclosed, peaceful and perfect for all seasons.

**SAWDYE & HARRIS
THE DARTMOOR OFFICE**

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A home rich in character

Behind its attractive 19th-century façade lies an interior full of atmosphere – original stud and panel walls, exposed beams, period fireplaces, deep window seats, and the kind of nooks and crannies only a historic home can offer. The house is filled with timeless details complemented by thoughtful modern touches that make this home as practical as it is beautiful.

Here, every surface tells a story, every corner feels lived-in yet loved – a room that wraps around you and makes you feel instantly at home.



KEY FEATURES

- Beautifully renovated Grade II Listed home with a brand-new roof and sympathetic upgrades throughout.
- Spacious 1,853 sq ft layout arranged over two floors, blending historic charm with modern living.
- Showpiece 34 ft kitchen/dining/sitting room – perfect for entertaining, featuring quartz worktops, integrated appliances and French doors to the garden.
- Three generous double bedrooms including a principal suite with exposed A-frame timbers, fireplace, and French doors to a private balcony leading into the garden.
- Private walled garden oasis with terraced levels, summerhouse, pond and colourful planting.
- Moments from Ashburton's independent shops, cafés, and galleries, with Dartmoor National Park on your doorstep.





Welcome



Step through the front door into a welcoming entrance hall that hints at the home's rich history, with character features setting the tone for what's to come. Just off the hall, the lounge is a wonderfully atmospheric space where whitewashed walls are framed by centuries-old timber screens and beams, and wooden floorboards run underfoot.

A deep sash window allows a gentle light to filter in, while the granite inglenook fireplace, with its wood-burning stove, provides an attractive focal point. Whether curled up with a book or enjoying the company of friends, this is a room that wraps you in warmth and character.





The kitchen is a well composed space that blends rustic charm with modern practicality. Slate flagstones provide a durable, character-rich foundation, while exposed beams and thick stone walls speak to the home's heritage. Bespoke cabinetry in a soft, neutral palette pairs with quartz worktops and a splash of colour from the tiled splashbacks, creating a warm and inviting atmosphere. To one side, a practical utility area offers space for laundry and household storage, while on the other, a versatile storage/workroom offers endless possibilities – from a creative studio to a home office or pantry. From the kitchen, stone steps lead up to the dining area. Beyond, the space opens into a comfortable seating area where French doors frame views of the garden. Whether you're cooking, entertaining, or enjoying a quiet coffee, this arrangement makes the most of every corner, creating a welcoming and versatile hub for daily life.

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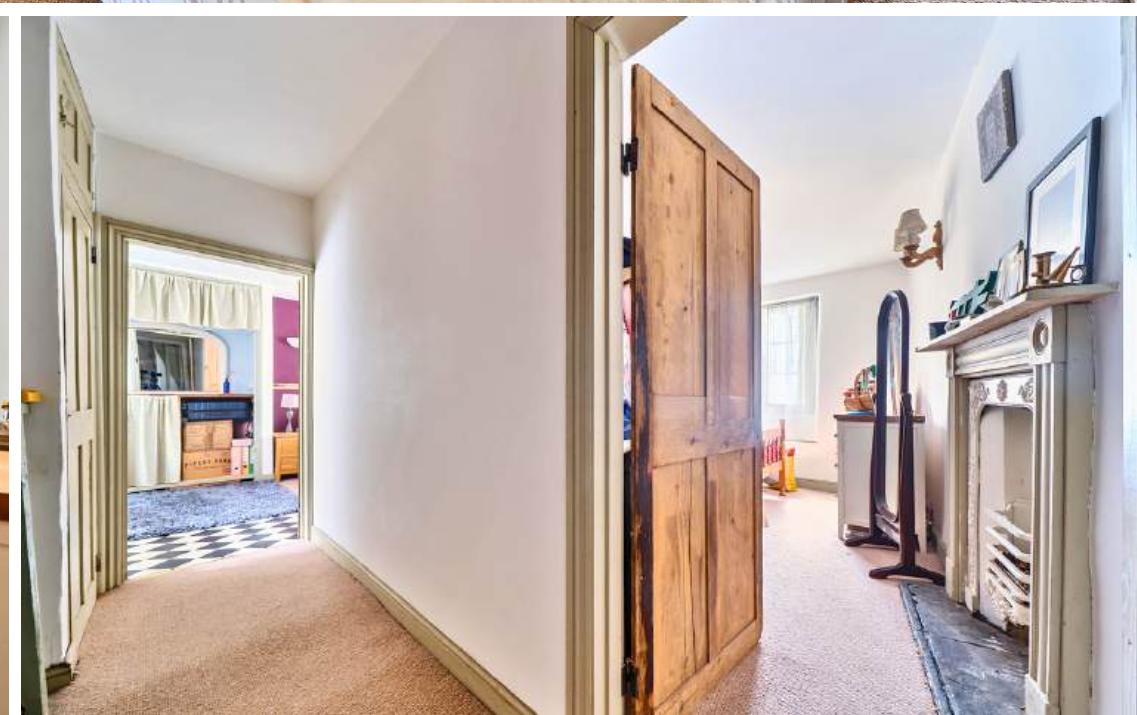






The main bedroom is a true feature of the home – a spacious and inviting haven with exposed A-frame roof timbers, a character fireplace and French doors opening onto a charming balcony with leads into the garden.

The two further double bedrooms each have their own personality – one with a sash window framed by a deep sill and seat, the other with period fireplace and a calm, restful feel.







The bathrooms continue the home's balance of old and new. The main bathroom is a showpiece, with a freestanding bath, timber panelling, and the warmth of natural materials, while the second En Suite bathroom offers a fresh, functional space with a shower-over-bath – both being perfect for guests or busy family life.

Outside

The beautiful walled garden offers privacy and a sense of calm. From the terrace ideal for alfresco dining, to the attractively planted beds and stone steps leading to a sheltered courtyard, every corner invites you to linger a little longer.

The house is situated just a short stroll from Ashburton's independent shops, cafés, galleries and restaurants, you'll have the best of town living with Dartmoor National Park close by. Excellent transport links via the A38 connect you to Exeter and Plymouth, while mainline stations at Newton Abbot and Totnes are just 20 minutes away.





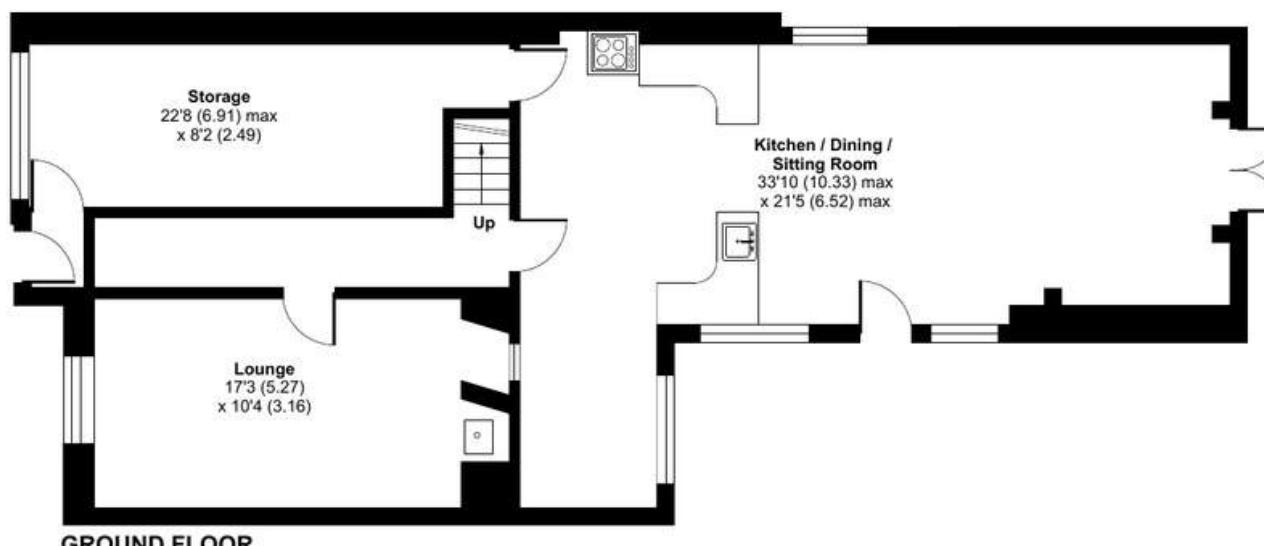
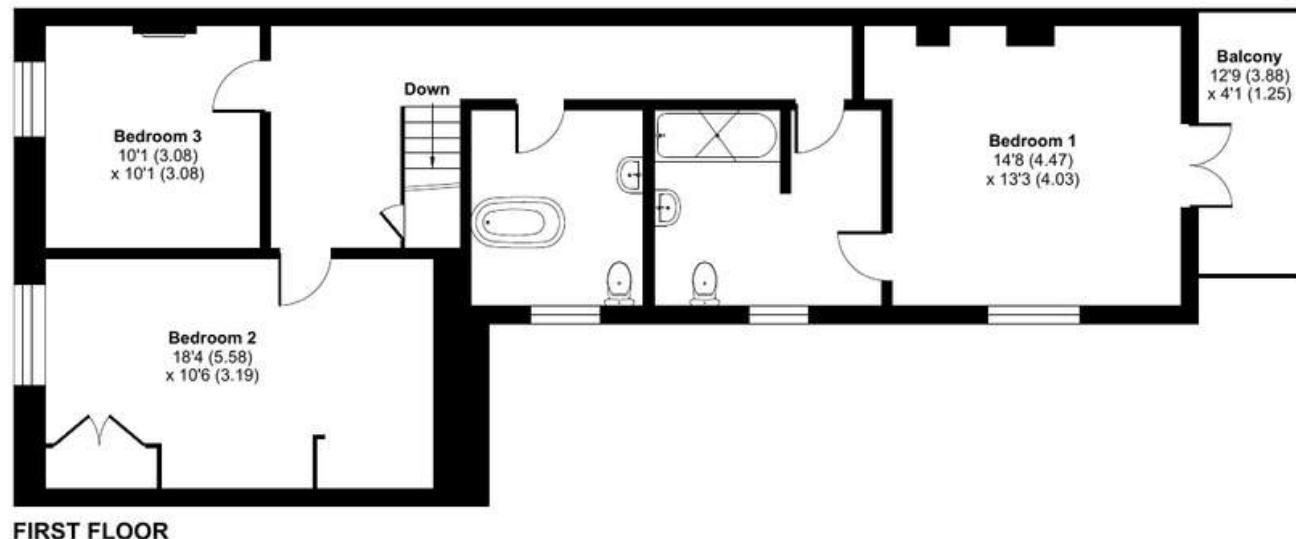
Floorplans



East Street, Ashburton, Newton Abbot, TQ13

Approximate Area = 1853 sq ft / 172.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025.
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Key Facts for Buyers

TENURE - Freehold with no onward chain. The property is Grade II Listed - further information on the listed building status - [click here](#)

The property sits within the Conservation area within the heart of Ashburton.

COUNCIL TAX BAND - D

EPC - D

SERVICES

The property has mains electricity, gas, water and drainage. 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 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 that 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 £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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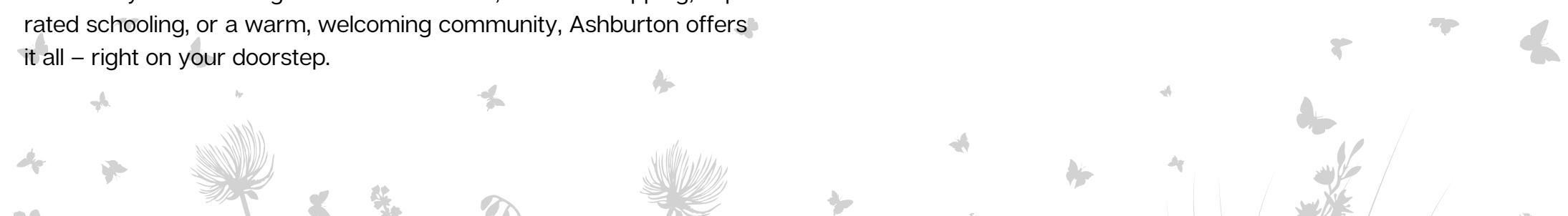
About... Ashburton

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.





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