



ASHCOMBE HOUSE

HELE LANE, FRITHELSTOCKSTONE, DEVON, EX38 8JW

GUIDE PRICE £725,000

Nestled along a quiet country lane in the semi-rural village of Frithelstockstone, Ashcombe House is an exceptional and individual detached residence offering beautifully presented, highly adaptable accommodation together with extensive south facing gardens, a substantial basement level, ample driveway parking and double garage, all enjoying delightful views across the surrounding countryside towards Dartmoor.

Constructed in 2006 as a one-off bespoke build, the property was designed and finished to an impressive standard with quality and practicality at the forefront, whilst further luxurious improvements have since enhanced what is already a truly unique home. In addition, additional land has been acquired to the rear, creating an enviable overall plot with generous gardens and excellent outdoor space.

A spacious and welcoming Entrance Hall immediately sets the tone for the property, featuring an impressive split staircase rising to the galleried first floor landing. Doors lead to the principal reception rooms together with a useful cloaks cupboard and a generous Cloakroom.

The superb triple aspect Lounge is generously proportioned and enjoys an abundance of natural light together with attractive outlooks over the gardens and surrounding countryside. A feature fireplace with inset log burner creates an excellent focal point, whilst uPVC double glazed French doors open directly onto the rear patio. Glazed double doors lead through to the separate Dining Room which in turn opens via bi-folding glazed doors into the light and airy Sun Lounge, perfectly positioned to take full advantage of the south facing garden and far-reaching countryside views towards Dartmoor.

The spacious Kitchen/Breakfast Room is another standout feature of the home, fitted with an extensive range of units together with integrated appliances including an electric double oven, hob and dishwasher, alongside space for a freestanding fridge/freezer. The room also enjoys delightful countryside views. A Rear Lobby provides access to a useful Utility Room with plumbing for a washing machine and stainless steel sink, an additional Cloakroom and a staircase descending to the extensive basement accommodation.





Arranged around the impressive first floor galleried landing are four generous double bedrooms. The superb master suite enjoys wonderful countryside views towards Dartmoor together with extensive built-in wardrobes and a beautifully appointed en-suite shower room. The remaining bedrooms are served by a spacious family Bathroom featuring both a bath and separate shower enclosure.

A particularly impressive feature of Ashcombe House is the extensive Basement level which benefits from an air ventilation system and offers tremendous versatility. Currently arranged as three sizeable rooms, the space would suit a variety of purposes including a Media Room, Games/Hobby Room, Gym or Home Office.

Outside, the property is approached via a sweeping resin bound driveway providing extensive off-road parking and access to the Double Garage with automatic sectional door. The garage also benefits from an internal pedestrian door into the rear lobby and houses the multi-room vacuum system.

The rear gardens are a true feature of the property, enjoying a sunny south facing aspect and adjoining open countryside. Beautifully landscaped and exceptionally well maintained, the grounds include extensive paved patio areas ideal for entertaining, generous lawns, vegetable plots, fruit trees, mature planting and a number of useful timber storage sheds.

Frithelstockstone is a highly regarded village with a strong sense of community together with a village hall and playing fields, whilst nearby Monkleigh offers a popular village inn and primary school. The market town of Great Torrington lies approximately three miles away and provides an excellent range of everyday amenities including supermarkets, schooling, leisure facilities, theatre/cinema, swimming pool and golf course.

NEED TO KNOW

Services: Mains electricity, water & drainage are connected. Oil fired central heating
Energy Performance Certificate (EPC): D (64)

Council Tax: Band G (£4,215.88 per annum) **What3Words:** forwarded.enabled.infinite





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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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