

# The Townhouse *@* No.30

Ashburton



30 ST LAWRENCE LANE, ASHBURTON

# The Townhouse @ No. 30



Set along St Lawrence Lane in the centre of Ashburton, No. 30 is a Grade II listed townhouse with an individual interior and a notably generous arrangement of accommodation over three floors.

The ground floor opens into a broad entrance hall, with a dining room to the front and a long, practical kitchen extending towards the rear garden. Above, the first floor is centred around a substantial sitting room, accompanied by a spacious bathroom. Three bedrooms occupy the second floor, including two particularly well-proportioned doubles.

To the rear is an enclosed courtyard garden with established planting and a detached studio or workshop, creating a useful space apart from the main house. Ashburton's independent shops, cafés and everyday amenities are close at hand, while Dartmoor and the wider South Devon landscape remain readily accessible.

# The Townhouse @ No. 30

---

Stepping through the front door, you're greeted by a bright and inviting entrance hall that sets the tone for the rest of the home. Original period features sit comfortably alongside practical, everyday living space, with timber flooring, simple joinery and the original staircase introduce the house's distinctive character.

Located off the entrance hall is the dining room - a generously proportioned and comfortably able to accommodate a substantial table. Built-in storage runs along one wall, while the open connection with the kitchen gives the two rooms an easy relationship suited to both everyday life and larger gatherings.









Extending towards the rear of the house, the kitchen is arranged with clean-lined white cabinetry, generous work surfaces and space for the usual freestanding appliances. Its long proportions create a practical working layout, while glazed doors and windows at the far end bring in natural light and open directly to the courtyard garden. The room connects naturally with the dining room, allowing the ground floor to function as a relaxed and sociable part of the house without losing the distinction between the two spaces.





Occupying much of the first floor, the sitting room is one of the house's most substantial spaces. Three sash-style windows bring in good natural light, while the deep blue walls, fitted shelving and inset fireplace give the room a strong sense of identity. Its generous proportions allow for several seating areas and a flexible arrangement of furniture, creating a comfortable room for both quieter evenings and time spent with family or friends.



The three bedrooms are arranged across the second floor.

The principal bedroom extends across part of the front of the house and is particularly well proportioned, with its windows bringing in plenty of natural light. There is ample room for a large bed together with freestanding wardrobes, chests and additional seating.

A second double bedroom lies to the rear and has a more individual shape, with windows on two elevations and useful space for furniture. The third bedroom is a smaller single room, well suited to use as a child's bedroom, guest room or study.





The bathroom is positioned on the first floor, alongside the sitting room. It is a notably spacious room, fitted with a panelled bath, separate shower enclosure, wall-mounted WC and wash basin set within fitted cabinetry. A series of windows to the rear elevation, bring in natural light, while the white finish provides a calm backdrop for the room's more individual decorative details.



# Outside



To the rear of the house is an enclosed courtyard garden, creating a private outdoor space in the centre of town. Established planting gives the garden a leafy, informal character, with room for a small table and chairs.

At the far end stands a detached studio/workshop. The building is currently arranged as a creative workspace and offers useful separation from the main house, with potential for a variety of hobby, studio or home-working uses, subject to any necessary permissions and services.

Beyond the studio is a further section of garden. We understand that neighbouring properties benefit from a right of access across this area; buyers should ask their solicitor to confirm the precise extent and terms.

# Key Facts for Buyers

**TENURE** - Freehold. with vacant possession.. Please note there is a flying freehold with the property. 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** - D

## **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](mailto: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.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

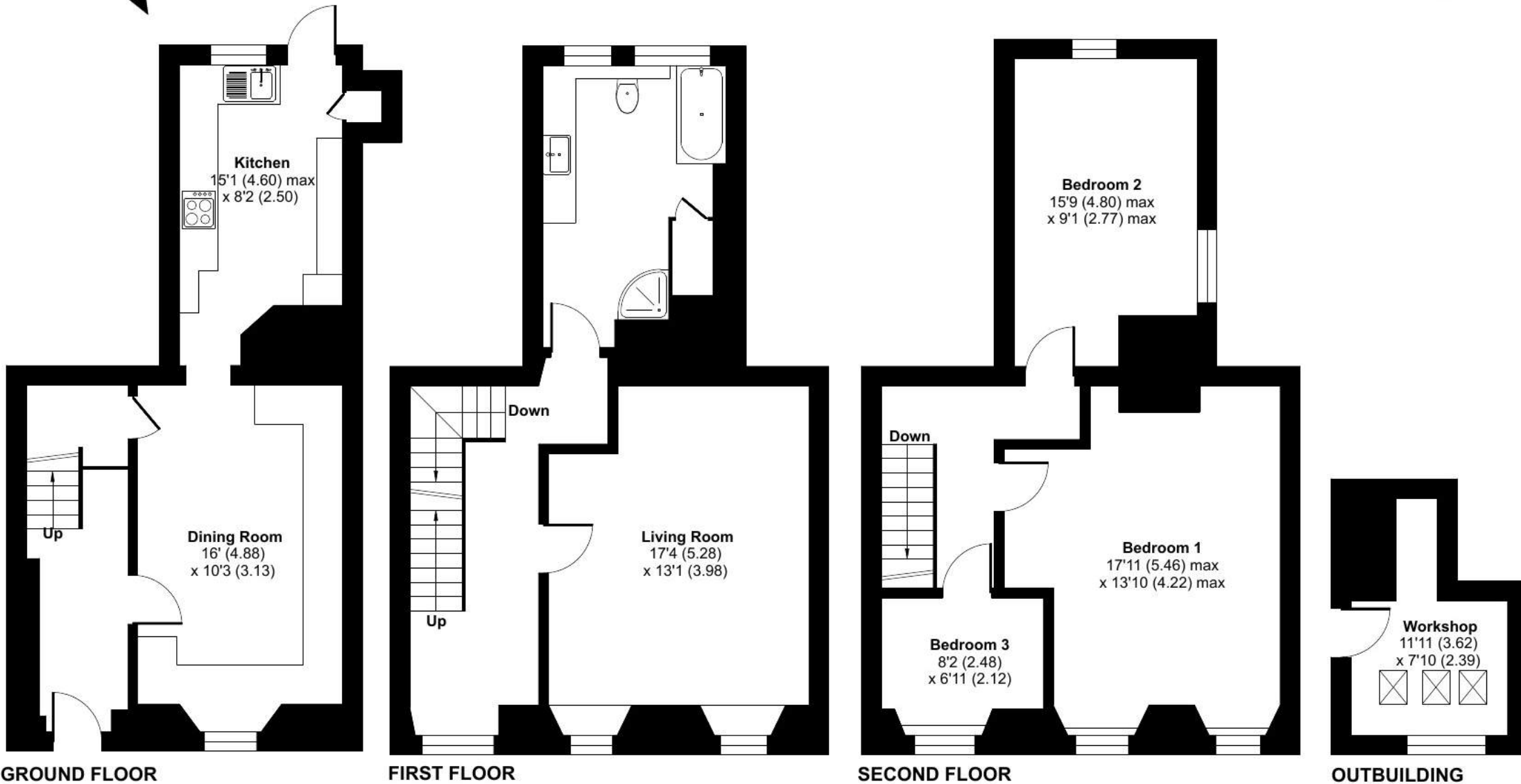
# Lawrence Lane, Ashburton, Newton Abbot, TQ13

Approximate Area = 1305 sq ft / 121.2 sq m

Outbuilding = 64 sq ft / 5.9 sq m

Total = 1369 sq ft / 127.1 sq m

For identification only - Not to scale



# 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.





# THE TOWNHOUSE

ASHBURTON • DEVON



SCAN ME  
TO BOOK  
A  
VIEWING

To view simply call: 01364 652652 |  
Email: [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

