

Ashcombe Road, Dawlish, EX7 0QP



A substantial and highly versatile detached residence with annexe accommodation, generous streamside gardens and extensive countryside views.

FREEHOLD, COUNCIL TAX BAND - G, EPC - D.

Guide Price £850,000

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ACCOMMODATION

Brookfield is approached from Ashcombe Road over a broad driveway providing parking for several vehicles. The white-rendered front elevation presents as a predominantly single-storey home, while the falling ground to the rear reveals a substantial two-level residence overlooking the gardens and adjoining countryside.

The principal entrance opens into an unusually generous central hall, from which the main rooms are arranged. The primary kitchen and dining room is an impressive family space extending to approximately 24 feet in length. It has been fitted with a comprehensive range of cabinets, contrasting work surfaces, integrated and freestanding appliance spaces. There is ample room for a full-size dining table, while broad windows bring in excellent natural light and frame the garden outlook. An adjoining utility room provides useful additional facilities and external access.

The principal sitting room is similarly impressive, measuring approximately 24'1" x 15'1". Multiple windows make the most of the rural views, while a substantial stone fireplace and inset stove form an attractive focal point. Its scale allows for several distinct seating areas, making it equally suited to everyday family life and entertaining.

A second sitting room provides a more intimate reception space and features a broad bay window, attractive timber flooring and views towards the front of the property. The ground floor also has access to a private balcony, positioned to enjoy the open countryside and gardens.

The principal bedroom is a notably spacious room with room for both sleeping and seating furniture. It is complemented by a dedicated dressing room and a generous en suite bathroom with both bathing and showering facilities. A separate cloakroom serves the remainder of this floor.

The lower-ground level provides an almost complete second suite of accommodation. A further kitchen and dining room is fitted with extensive cabinetry and incorporates space for dining, while the adjoining sitting room has wide glazed doors opening directly onto the rear garden. Together, these rooms provide excellent everyday family space or the basis for a more independent living arrangement.

Three further bedrooms are found on this level. One benefits from its own dressing room and en suite, while the remaining rooms are served by a family bathroom. There is also a separate study, suitable for home working, hobbies or occasional bedroom use.

A particularly notable feature is the substantial cellar, measuring approximately 38'8" x 12'11". This provides exceptional storage.





ANNEXE

Adjoining the principal accommodation is a spacious annexe arranged as an open-plan studio-style room with fitted kitchenette, living and sleeping space, extensive built-in wardrobes and a separate shower room. It also has independent external access.

The annexe provides valuable flexibility for an older relative, adult child, visiting guests or home-based working. Any separate commercial or letting use would remain subject to the necessary consents and purchaser enquiries.

OUTSIDE

Brookfield occupies an attractive and established plot with gardens arranged around the house. Immediately adjoining the rear elevation are paved terraces and seating areas, providing convenient spaces for outside dining and entertaining.

Beyond the terraces, broad lawns extend towards the brook and are interspersed with mature shrubs, specimen trees and colourful planting, including impressive established hydrangeas. The different sections of garden offer a combination of open sunny areas and more secluded, shaded spaces.

A picturesque brook runs along the lower boundary, beyond which lie open fields and rolling Devon countryside. Benches and informal seating have been positioned to take advantage of this particularly appealing setting.

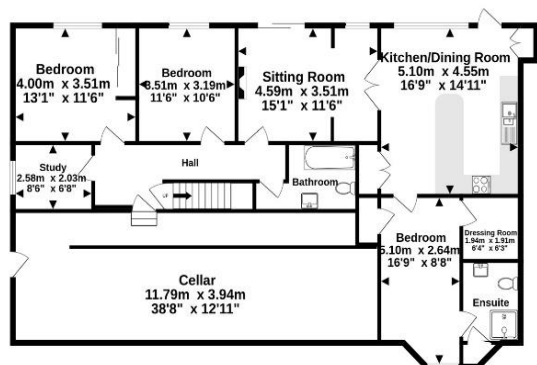
The grounds also contain a timber summerhouse, further sheds and garden structures, planted borders and a separate side garden with a picnic and seating area. A first-floor balcony provides an elevated outlook over the gardens and surrounding landscape.

DIRECTIONS

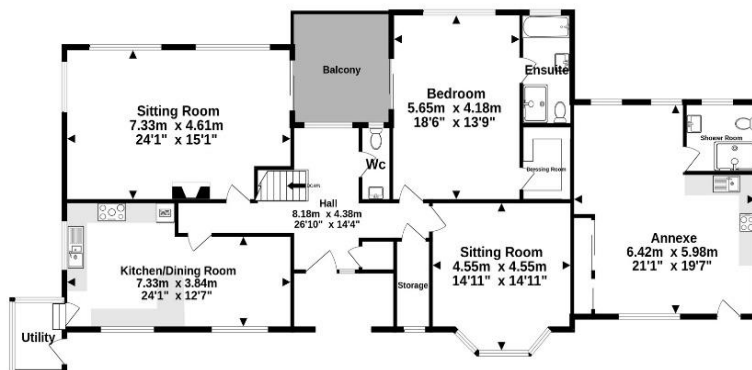
From central Dawlish, proceed west along Old Town Street, continuing onto Weech Road. Follow the road out of the town as it becomes Ashcombe Road and continue into the Dawlish Water valley. Brookfield is set behind a broad driveway and white-rendered frontage on Ashcombe Road.



Lower Ground Floor
155.6 sq.m. (1675 sq.ft.) approx.



Ground Floor
179.7 sq.m. (1934 sq.ft.) approx.



TOTAL FLOOR AREA : 335.3 sq.m. (3609 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.

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