



Heron Cottage



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Ashcombe, Dawlish, Devon, EX7 0QD

Teignmouth (5 miles), Exeter City Centre (13 miles), Exeter Airport (15 miles), Exeter Mainline Station (13 miles)

Rare opportunity to purchase an immaculate 4 bedroom end of terrace in secluded rural location yet close to major road transport links

- Immaculate 4 bed end of terrace
- Flexible living arrangements
- Balcony / decking off kitchen
- 2 off street parking spaces
- Council Tax Band E
- Secluded and peaceful location
- Home office / study
- Stunning rural views
- EPC Rating D 58
- Freehold

Offers Over £575,000

SITUATION

Ashcombe is a picturesque and peaceful village set within the rolling countryside of Devon, offering a quintessential rural lifestyle while remaining conveniently close to the coast. Just a short drive away is the seaside town of Dawlish, known for its sandy beaches, coastal walks, independent shops, cafés, and railway links along the scenic Riviera Line. The nearby market town of Teignmouth provides a wider range of amenities including supermarkets, restaurants, schools, and leisure facilities. For those needing to travel further afield, the cathedral city of Exeter is easily accessible, offering excellent shopping, dining, and transport connections, including access to the M5 and mainline rail services.

DESCRIPTION

Tucked away in the delightful hamlet of Ashcombe, just a short distance from the coast at Dawlish, Heron Cottage is an attractive four-bedroom home that effortlessly combines character, comfort, and everyday practicality. The accommodation is both spacious and flexible, making it ideally suited to modern family life as well as entertaining.

This stunning end-of-terrace property is arranged over four floors and has been tastefully refurbished and beautifully maintained by the current owners. A real highlight of the home is the superb decked terrace, which enjoys far-reaching views over the surrounding countryside—an ideal setting for outdoor dining and entertaining.



ACCOMMODATION

The accommodation is both spacious and flexible, perfectly suited to modern family life as well as entertaining. On the ground floor, the heart of the home is a cosy sitting room, complete with a wood-burning stove that creates a warm and welcoming ambience. The kitchen/dining room is bright and airy with generously proportions along with French doors opening onto an impressive decked terrace enjoying views across the garden and surrounding countryside. Also on the ground floor is a dedicated study providing an ideal work-from-home space, complemented by a conveniently located cloakroom and a separate utility room. Arranged over the upper two floors are four well-proportioned bedrooms, offering comfortable and flexible accommodation. Two of the bedrooms benefit from ensuite facilities, while a beautifully appointed family bathroom features a striking roll-top bath.

Outside, the property enjoys a generous garden, ideal for relaxation, play, or al fresco dining. Two off-street parking spaces add further practicality to this attractive home. Heron Cottage perfectly balances the tranquillity of countryside living with easy access to nearby coastal amenities, presenting an excellent opportunity for those seeking a lifestyle property in this highly desirable part of Devon.

GARDEN AND PARKING

The garden is a particular feature of this property and wraps elegantly around the side and rear of the house and is predominantly laid to lawn, interspersed with mature blossom trees that provide seasonal colour and interest. A charming seating area at the lower end of the garden offers an ideal setting for outdoor dining and relaxation, with adjoining fields providing a peaceful and picturesque rural backdrop. The property further benefits from two useful off-street parking spaces, conveniently accessed directly from the garden.

SERVICES

Mains: Electricity, water (not metered)

Heating: Oil Fired Central Heating

Drainage: Septic tank (replaced 3 years ago/ shared with 2 other neighbours) - complies with General Binding Rules 2020

Teignbridge District Council - Band E

Broadband: Sky Essential - 2.5 mbs download

Mobile: Wifi calling

DIRECTIONS

What3words - [///bright.printout.owls](https://www.what3words.com/#!/bright.printout.owls)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1661 sq ft / 154.3 sq m
 Limited Use Area(s) = 65 sq ft / 6 sq m
 Total = 1726 sq ft / 160.3 sq m
 For identification only - Not to scale

Denotes restricted head height

Second Floor

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2024. Produced for Stags. REF: 1449617