











## Shipley Cottage

Aish, South Brent, TQ10 9ED

Set within 9.37 acres of private grounds and featuring a stable block, this unique property offers great potential for modernisation, making it an exciting opportunity for buyers seeking a lifestyle property or rural retreat.

Formerly a Dartmoor Gamekeeper's Cottage with adjoining traditional stone shippen, the original conversion took place in the late 1950's with the extension annexe built to extend the house in the mid-1960's. Steeped in period charm throughout, the main house centres around a spacious open-plan kitchen and dining area — the true heart of the home — which flows seamlessly into a cosy reception room, ideal for relaxing or entertaining. A convenient W.C. completes the ground floor. Upstairs, the accommodation comprises three bedrooms, including two generously sized doubles, all served by a well-appointed family bathroom.

From the landing, a door leads to a self-contained annexe, offering superb flexibility for multi-generational living, guest accommodation, or potential rental income. The annexe includes its own kitchen, sitting room, bedroom, and bathroom, all with independent access for privacy and convenience.

The surrounding land wraps around the property and is a variety of gardens, woodland and pasture and with the benefit of 79 yards of frontage to the River Avon with fishing rights. There is a stable block and attached shed, making it ideal for equestrian use. The property is approached via a private driveway, leading to a generous parking area and a double garage.



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A charming and characterful medieval detached home, set in an idyllic Dartmoor location and offered for sale by Formal Tender, with a submission deadline of 12 noon on Wednesday 18th February 2026.

- **Detached country home**
- **Idyllic Dartmoor location**
- **Steeped in period charm throughout**
- **Set in 9.37 acres of private grounds**
- **River frontage with fishing rights**
- **Annexe**
- **Stables**
- **Scope for modernisation**
- **Driveway parking and garage**

## Shipley Cottage, South Brent, TQ10

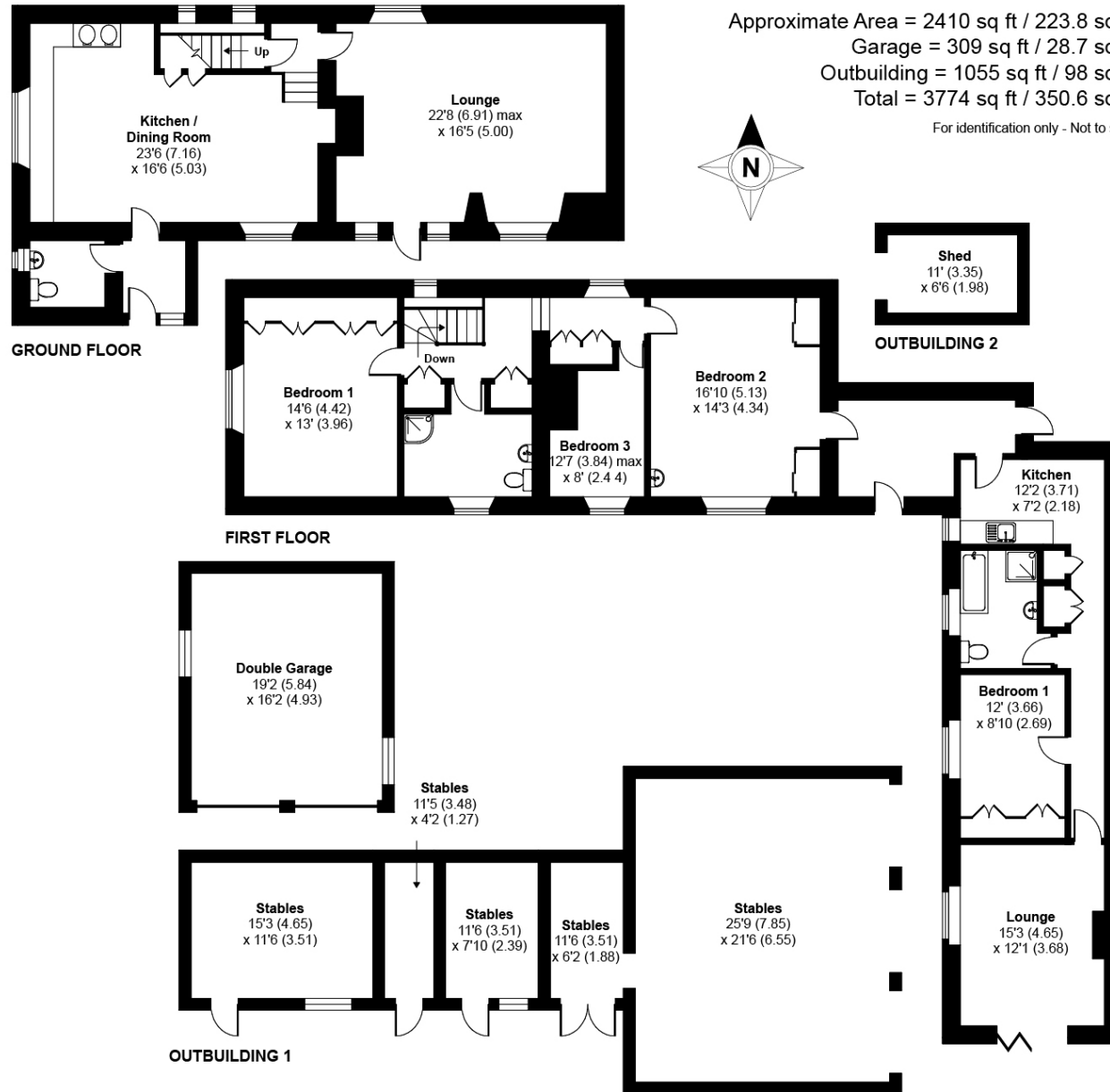
Approximate Area = 2410 sq ft / 223.8 sq m

Garage = 309 sq ft / 28.7 sq m

Outbuilding = 1055 sq ft / 98 sq m

Total = 3774 sq ft / 350.6 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). © nclcom2025. Produced for Luscombe Maye. REF: 1346177

Luscombe Maye



### SERVICES

Mains electric is connected to the property. There is private drainage and a private water supply from a spring.

### COUNCIL TAX

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### TENURE

The property is being offered on a freehold basis with vacant possession being available on legal completion.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

### VIEWINGS

By appointment with Luscombe Maye, South Brent.

### DIRECTIONS

what3words location

highbrow.beats.dairy

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		40
(21-38) <b>F</b>		
(1-20) <b>G</b>	1	
Not energy efficient - higher running costs		