



**BALLAND COTTAGE, ASHBURTON**

## KEY FEATURES

- Detached period house in an established edge-of-town setting
- Larger than average plot with mature garden
- Retained character features including fireplaces, exposed stonework and timber detailing
- Scope for updating and refurbishment
- Parking and Garage
- No onward chain

Set within a notably generous plot on the edge of Ashburton, this handsome detached home enjoys a quiet, established setting with mature gardens wrapping around the house and open views beyond. The property retains a number of original features, including exposed stonework, fireplaces and timber detailing, giving a clear sense of its age and character.

The accommodation is arranged across two floors, with a natural flow to the ground floor and a series of well-sized rooms arranged around a central landing above. While entirely serviceable, the house would now benefit from a programme of updating, offering an opportunity to refine and adapt the interiors over time.

Outside, the gardens are a superb defining feature — wider than expected for a property of this nature — with established planting, areas of lawn and a sense of privacy. Beyond the house, there is parking to the front of the semi-detached garage arrangement, adding further practicality.



# Welcome



Accessed via a private pathway, an attractive open canopied porch leads into a central entrance hall, which provides access to the principal ground floor rooms.

The living room is well proportioned, with good natural light and a fireplace forming a focal point. Character features, including exposed stonework and timber detailing, remain in place and contribute to the overall feel of the space.

A cloakroom and useful storage are also positioned off the hall, with a door leading to the rear of the property and giving access outside.







The kitchen/dining room has a distinctly traditional feel, centred around the gas fired Rayburn 360, which acts as both a practical feature and a natural focal point. Timber detailing and the existing finishes contribute to its established, traditional character, with space for a dining table within the layout.

Fitted units provide ample storage, and there is a good amount of work surface, although the overall presentation would now benefit from updating. The space offers clear potential to be reworked or opened further, depending on requirements, while retaining its underlying character.



The first floor is arranged around a central landing, leading to the bedrooms.

The rooms vary in size, offering flexibility for different uses. Several retain period fireplaces, while others benefit from open aspects across the gardens and the surrounding area.

The layout is straightforward and adaptable, with scope to reconfigure if required.

The family bathroom is fitted with a traditional suite and serves the accommodation from the landing. While fully functional, it would now benefit from updating, in line with the wider improvement of the house, if so desired.





# Outside

The gardens are beautiful and private and form a particularly important part of the property, extending around the house and giving a greater sense of space than is typically found in this setting.

Areas of lawn are interspersed with mature trees, shrubs and established planting, creating a settled and enclosed feel. Within the garden, there is a pond and areas that lend themselves to vegetable growing, adding a more productive element alongside the ornamental planting.

At the far boundary, double gates provide access to a further section of the plot, which has historically been used for additional parking and storage.

Within the garden there is also a summerhouse, along with additional garden storage.



WILSON & HARRIS  
LANDSCAPE ARCHITECTS





# Key Facts for Buyers

**TENURE** - Freehold.

**COUNCIL TAX BAND** - E

**EPC** - F

## **SERVICES**

The property has all mains services connected and is heated by way of a gas fired Rayburn 360.

## **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 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.

# TRANSACTION READY



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

## What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

## What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

## THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

*Transaction Ready through HIPLA Digital Legal Pack*

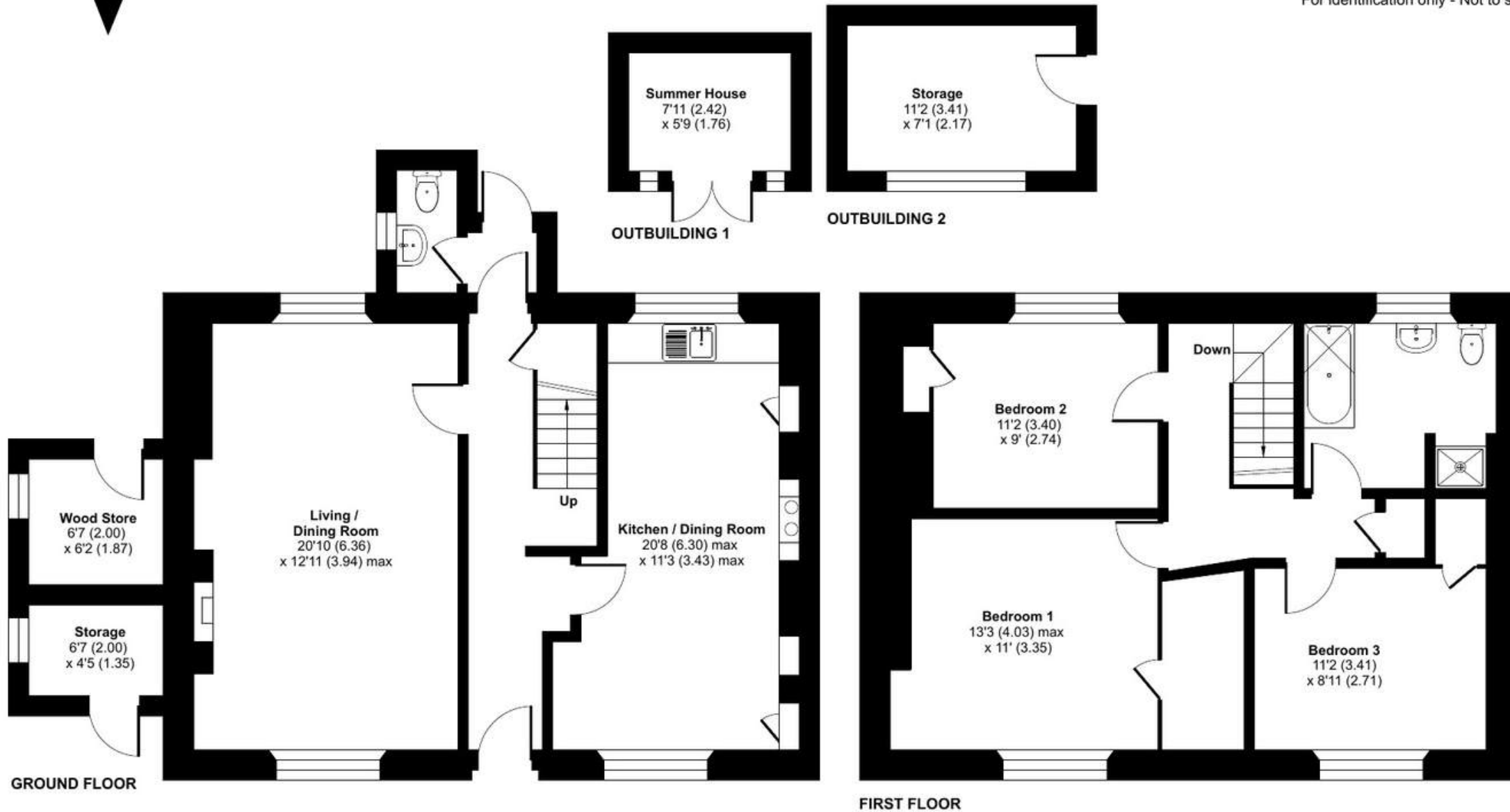
# Balland Lane, Ashburton, Newton Abbot, TQ13

Approximate Area = 1221 sq ft / 113.4 sq m

Outbuildings = 195 sq ft / 18.1 sq m

Total = 1416 sq ft / 131.5 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.





# BALLAND COTTAGE

ASHBURTON • DEVON



SCAN ME  
TO BOOK  
A  
VIEWING

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

