

Blue Sky Cottage



ASHBURTON



BLUE SKY COTTAGE, CAD LANE, ASHBURTON TQ13 7FD

BLUE SKY COTTAGE



Tucked away in a traffic-free position just off the centre of Ashburton, Blue Sky Cottage occupies a wonderfully discreet setting. Reached on foot towards the end of Cad Lane, the property has a sense of privacy and separation that feels unexpected in such a central location.

Behind its traditional stone exterior is a newly converted interior arranged over two floors, with the accommodation deliberately reversed to make the most of the building's architecture. The two bedrooms and bathroom sit at ground-floor level, while upstairs opens into an impressive kitchen, dining and living space beneath a high vaulted ceiling. Exposed roof timbers bring warmth and texture to the room, while rooflights and windows draw in natural light from above. The kitchen is neatly incorporated into the space, creating an easy, sociable arrangement for cooking, dining and relaxing without detracting from the volume and character of the room.

Blue Sky Cottage offers an appealing alternative to a conventional town-centre home. Its recent modernisation and discreet setting make it well suited to permanent living or a lock up and leave Dartmoor base.

Outside, the approach and courtyard setting reinforce the sense of seclusion, with stone walls, planting and the intimate scale of the surrounding buildings creating an atmosphere entirely in keeping with Ashburton's historic centre.







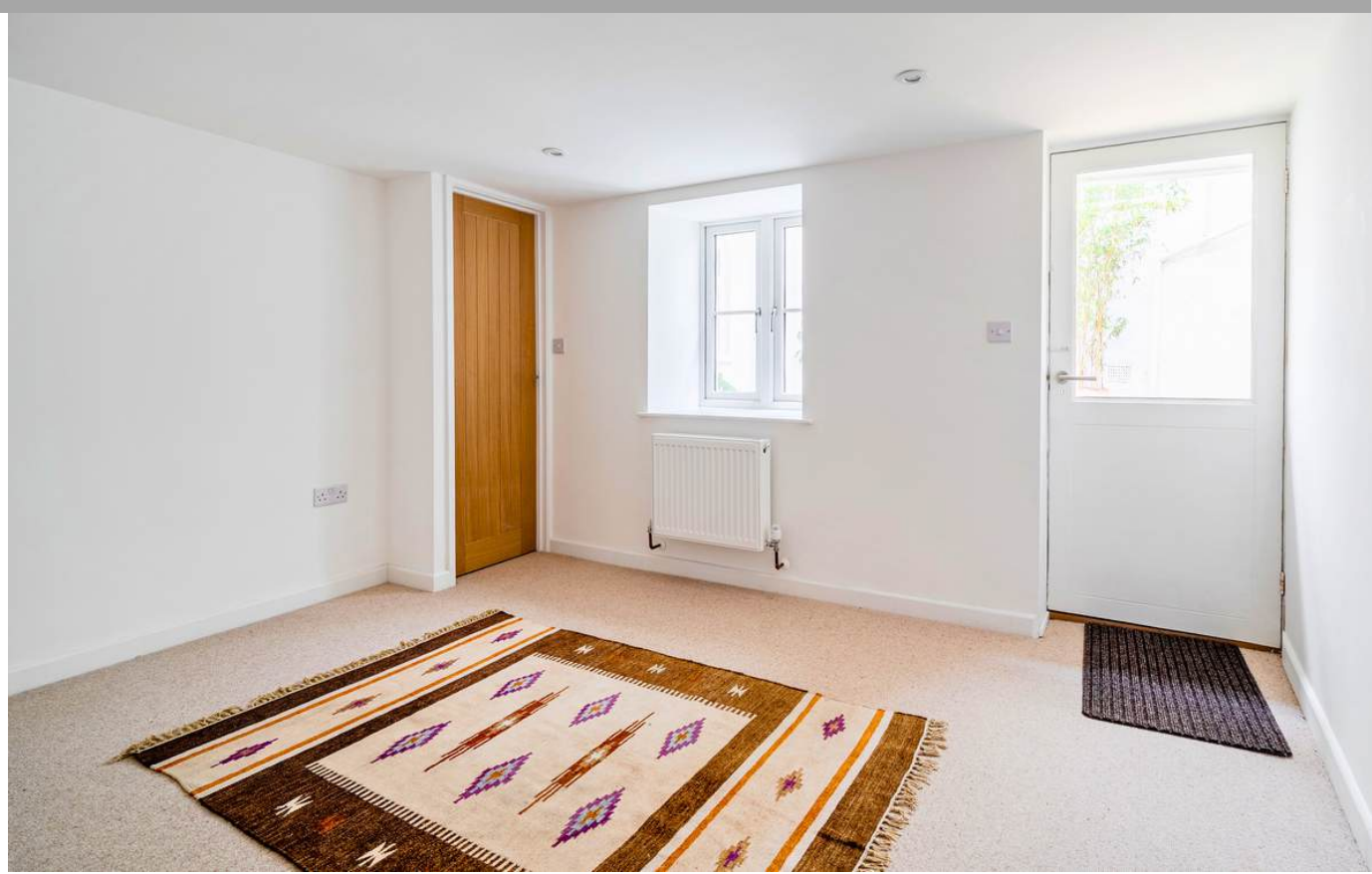
Set across the first floor, the principal living space is the defining feature of Blue Sky Cottage. The room opens beneath a vaulted ceiling with exposed roof timbers and rooflights above, giving the space a light and airy feel. The kitchen sits comfortably to one side, finished with painted cabinetry, timber effect work surfaces and tiled splashbacks, leaving the remainder of the room open for dining and sitting.

The reverse-level layout works particularly well here, allowing the character of the roof structure to become part of the everyday living space.



Heading down to the ground floor, the accommodation becomes more intimate, with two bedrooms arranged away from the main living space above.

Bedroom one is a comfortable double with its own en suite shower room, while the second bedroom would provide useful flexibility as a guest room or home office.





Also on the ground floor, the family bathroom has a sleek, contemporary finish, with a full-sized bath, modern vanity unit and heated towel rail. Clean lines, carefully chosen tiling and well-considered fittings give the room a smart, polished feel that complements the wider conversion.



Outside



Blue Sky Cottage is tucked away along a quiet, traffic-free lane behind East Street, giving it a welcome sense of separation while remaining only moments from the centre of Ashburton.

Immediately beside the cottage is a small seating area with room for a table and chairs, while a further central courtyard provides additional private outdoor space. An external timber staircase leads directly from the first-floor living accommodation down to this courtyard, creating a useful secondary access and an easy connection between the main living space and outside.

It is a simple, low-maintenance arrangement that suits the character of the property and its town-centre setting, with Ashburton's shops, cafés and everyday amenities close at hand.

Key Facts for Buyers

TENURE - Freehold with vacant possession Title Number DN758342. The property is Grade II Listed, originally part of 9 East street's curtilage and 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)

Please note there is no parking with the property.

COUNCIL TAX BAND - TBC

EPC - C

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

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:

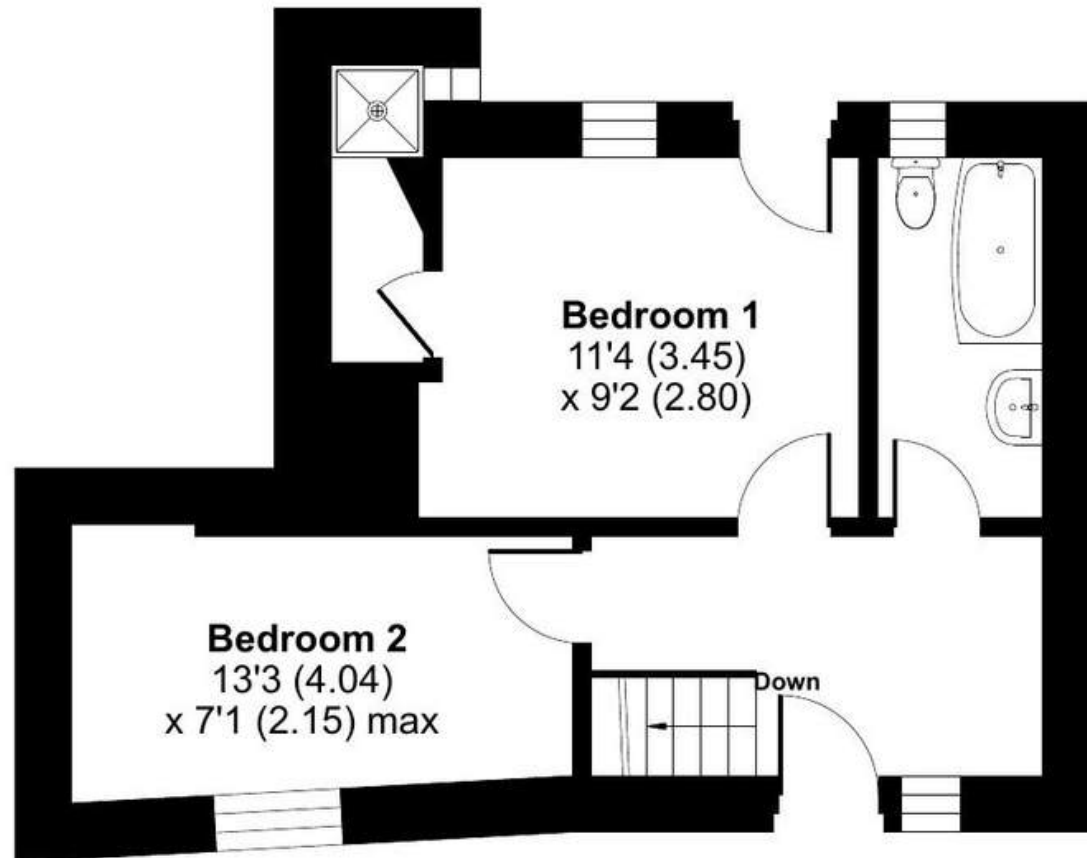
- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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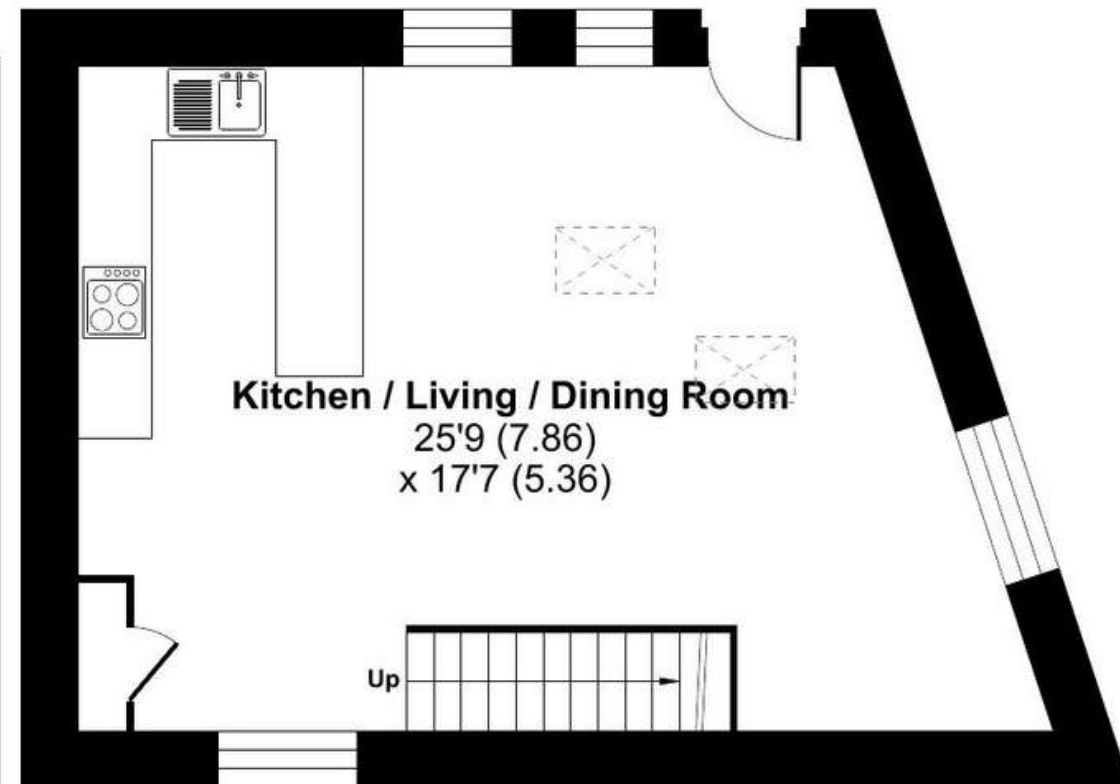
Cad Lane, Ashburton, Newton Abbot, TQ13

Approximate Area = 767 sq ft / 71.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM REF: 1513609



About... Ashburton

Ashburton sits on the eastern edge of Dartmoor National Park and has long been one of the area's most appealing small towns – historic in character, lively in atmosphere and well served for everyday life.

Its centre is known for an excellent range of independent shops and food businesses, including a traditional ironmonger's, delicatessen, bakery and specialist retailers, while Ashburton Cookery School has helped establish the town as a destination in its own right. The result is a high street with a strong local identity and a noticeably independent feel.

For day-to-day needs, Ashburton offers schools and a good range of local amenities, while the open moor is only a short distance away for walking, riding, fishing and time outdoors. Stover Golf Club is also nearby.

Despite its position beside Dartmoor, the town remains well connected. Newton Abbot is around 7½ miles away with a mainline rail service to London, while the A38 gives straightforward access towards Exeter and Plymouth. The South Devon coast is also within comfortable reach.

For Blue Sky Cottage in particular, Ashburton is more than just the wider setting. From its tucked-away position behind East Street, the town's shops, cafés and amenities are close at hand, making it easy to enjoy Ashburton on foot while retaining a quieter sense of retreat at home.





BLUE SKY COTTAGE

ASHBURTON • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01364 652652 |
Email: hello@sawdyeandharris.co.uk

