



Waye House







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Ashburton, Newton Abbot, Devon, TQ13 7ET

Totnes: 10 miles, Exeter: 21.4 miles, Plymouth: 26.3 miles

An impressive late Regency home with generous accommodation and delightful gardens, set on the fringes of Ashburton enjoying both rural tranquillity and easy accessibility

- Grade II listed Regency house
- Superb country family home
- Impressive reception space
- Ample off road parking
- Freehold
- 3863 sqft of accommodation
- Beautiful period features
- 6 double bedrooms
- Delightful gardens with veranda and pond
- Council Tax band: G

Guide Price £865,000

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SITUATION

The property is located on the edge of Ashburton, a historic Stannary town known for its independent shops, cafes and strong sense of community. The position offers immediate access to Dartmoor National Park while remaining moments from the A38, placing Exeter, Plymouth and the wider South Hams within easy reach.

Although close to the town, the setting feels distinctly rural with green surroundings, long-established trees and views across the grounds of the original estate.

DESCRIPTION

Waye House forms the principal and most important part of a late Regency country house believed to date from 1829. Once the centre of a seventy seven acre estate that included the surrounding farmland and mill, it retains the full four square plan of the original residence, with the former service wing and ballroom forming the adjoining property.

The house is rich in authentic period detail. Many ground floor rooms feature Ashburton and Bovey marble fireplaces, wide original floorboards, slate flags and intricate plasterwork. Four sets of eight foot French doors open from the main reception rooms onto a twenty five metre slate roofed veranda supported by Gothic iron columns. This wraps across the main elevations and offers a rare indoor outdoor connection for a home of this age.

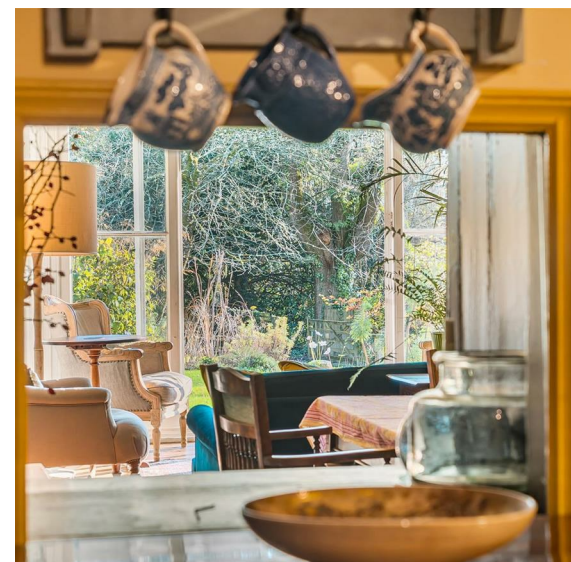
The current owners have enhanced the property with sensitivity, creating a warm and welcoming family home that balances Regency character with everyday practicality. The atmosphere is one of space, comfort and quiet elegance, with rooms that lend themselves naturally to both relaxed daily living and more formal occasions. It is an exceptional opportunity to own a historic Regency house in a setting that remains both peaceful and well connected.

ACCOMMODATION

The property is entered into a wide and welcoming hallway that opens naturally into the sitting room. This generous and comfortable space includes an original fireplace, wide floorboards and an attractive outlook over the garden. Its open connection with the hall gives the ground floor an elegant sense of arrival and sets the tone for the period features found throughout the house.

A door on the right leads into the original drawing room of the house, a beautifully proportioned reception room with fine Regency details and eight foot French doors opening directly onto the veranda and garden. This room has been used in various ways by the current owners and would suit either formal use or a substantial study.

Ahead from the hall is the sitting and dining room, an impressive room with decorative plasterwork, an original marble fireplace and its own set of French doors leading to the veranda. It offers excellent space for family gatherings and entertaining, and links well with the drawing room, giving the main rooms a coherent and flowing layout.





To the rear of the house is the kitchen, a spacious and atmospheric room with slate flooring, a wood burning stove and the oil fired Stanley range. It has a traditional feel and works naturally as the hub of the home. Beyond the kitchen are a pantry, garden room and ground floor cloakroom, along with an additional store room off the rear hall.

The original staircase rises from the central hall to a generous landing and six bedrooms. The principal bedroom enjoys views across the garden and has access to a dressing room. The remaining bedrooms are all good doubles with original features and pleasant outlooks. Three family bathrooms complete the first floor, providing four facilities in total including the ground floor cloakroom.

OUTSIDE

The gardens are one of the great pleasures of Waye House. The upper lawn has established planting and mature borders while the lower area opens into a wildflower meadow with productive apple trees and a remarkable two hundred and fifty year old copper beech that predates the house itself. A naturalistic pond sits close to the veranda and attracts abundant wildlife through the seasons.

The veranda is a standout architectural feature, with its slate roof, Gothic iron columns and Victorian patterned tiled floor running the full length of the main elevations and creating an impressive outdoor space for dining, relaxing or simply enjoying the views across the garden.

Parking is directly in front of the house with space for several vehicles. A small footbridge to the rear leads to an additional plot of around three hundred and fifty square metres which includes a mature pear tree and a new polytunnel, offering further scope for gardening and productive growing.

SERVICES

Mains electricity and water, oil-fired central heating, private shared septic tank.

Ofcom advises that mobile coverage via the major providers is good outdoor and variable in-home and standard broadband is available.

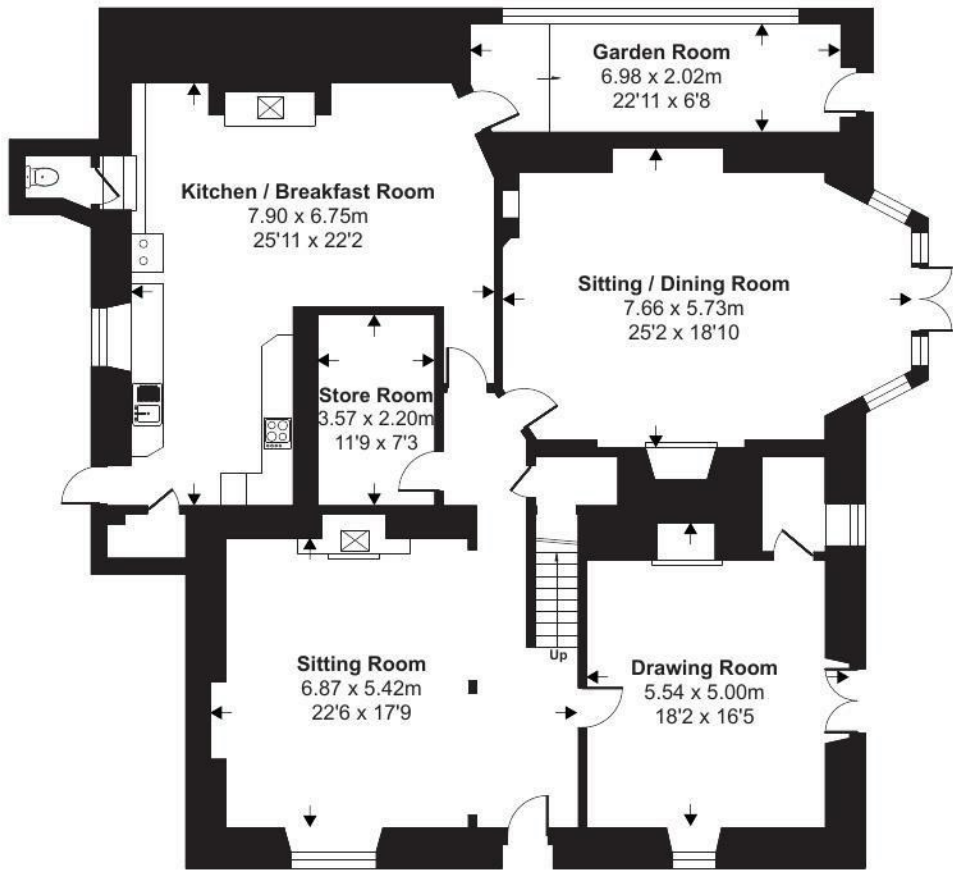
DIRECTIONS

From Exeter, leave the A38 at the first junction for Ashburton and follow the road down the hill. Pass Glendennings on the right then turn right onto Balland Lane. Continue past South Dartmoor Secondary School and take the second left onto Waye Lane. Follow the lane for three quarters of a mile, turn left and then immediately left again. The entrance to Waye House is directly ahead.

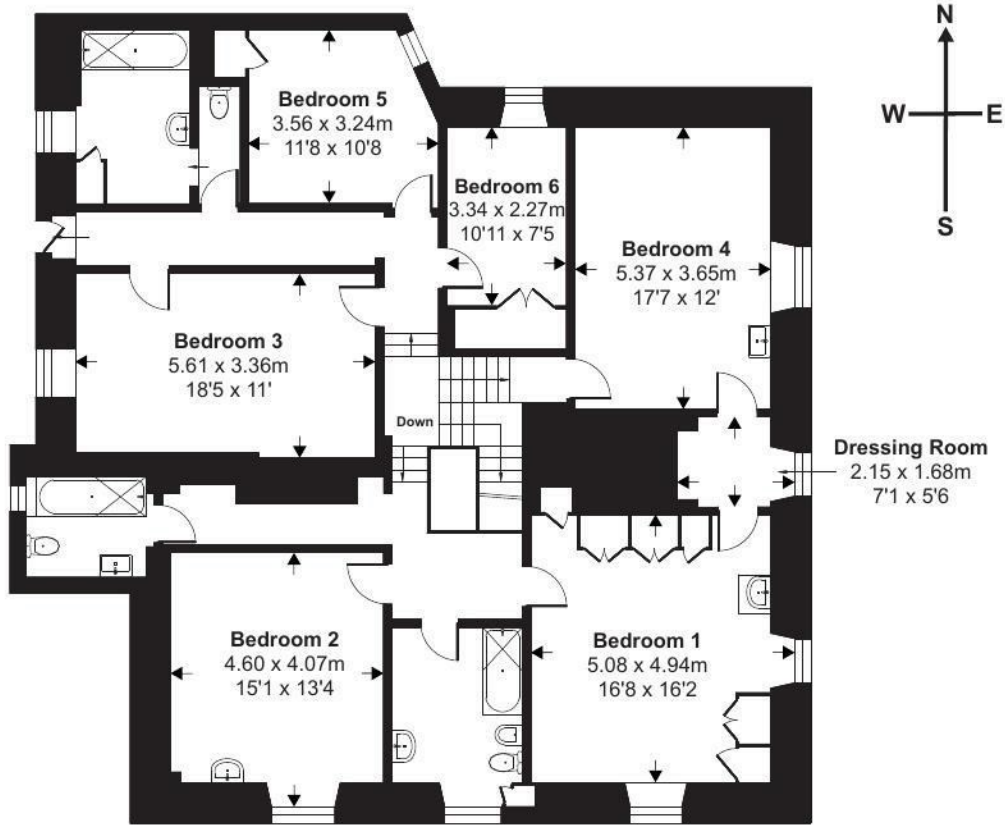
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Approximate Area = 3863 sq ft / 358.8 sq m

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). © nichecom 2025. Produced for Stags. REF: 1383915



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



