



AMBERLEY FARM

Ashburton, Devon



# A STYLISH AND BEAUTIFULLY PRESENTED CONTEMPORARY FAMILY HOUSE, WITH SEPARATE ANNEXE, GARDENS, STABLES AND PASTURE PADDOCKS, IN A LOVELY RURAL SETTING ON THE EDGE OF DARTMOOR

## Summary of accommodation

**Ground Floor:** Reception hall | Cloakroom | Sitting room | Study | Kitchen/dining/living room/utility room

**First Floor:** Principal bedroom/shower room suite | Guest bedroom/shower room suite | Two further bedrooms and bathroom

**Annexe:** Hall | Sitting/dining room | kitchen | Two bedrooms | Shower room

**Outside:** Gym | Gardens | Stables | Pasture paddocks

**In all about 5.42 acres (2.19 hectares)**

**Lot 1:** House and Garden 0.78 acres

**Lot 2:** Paddocks and stables 4.64 acres

**Distances:** Ashburton 1 mile, Totnes 9 miles, Newton Abbot 10 miles, Exeter 23 miles

(All distances and times are approximate)

**Guide price:** Lot 1 – £1,250,000

Lot 2 – £150,000

# SITUATION

Amberley Farm is located in a beautiful, rural, setting, about a mile to the north of Ashburton, above the River Dart valley on the south east side of Dartmoor National Park.

The former stannary town of Ashburton is the largest town within the National Park and benefits from a thriving community with an excellent range of independent and boutique shops including antiques, ironmonger’s, delicatessen, artisan bakery, fish deli, greengrocer’s and butcher’s. Also there is a pharmacy, doctor’s and dentist’s surgeries, a selection of cafes, pubs and restaurants, post office, primary school and Community College, as well as the Community Arts Centre and Ashburton Cookery School.

Private schools are available at Stover, Tavistock or a choice in Exeter. There is a golf course at Stover.

Nearby is the breathtakingly beautiful River Dart valley, with its ancient oak woodlands and dramatic gorges, flowing down from its source on the moor, via such gorgeous nearby beauty spots as New Bridge, on its way past Totnes to Dartmouth and the sea.

Dartmoor, a rare and unique place, is a protected wilderness of 368 square miles and is renowned for its spectacular scenery with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers. Dotted with beautiful villages and hamlets, such as nearby Buckland in the Moor, Widecombe in the Moor beyond and Poundsgate on the other side of the Dart Valley, it is also known for its prehistoric stone rows, Bronze Age sites and abundant wildlife, and there are many opportunities for walking, riding, cycling, fishing etc. on the doorstep.

To the south is the South Hams area of South Devon, known for its delightful rolling countryside and pretty villages and towns, as well as its stunning coastline.



There is easy access onto the A38 dual carriageway at Ashburton, leading east to Exeter and the M5 motorway and west to Plymouth. There are stations in Newton Abbot and Totnes with mainline connections to London (Paddington). From Plymouth there are ferries to France and Spain and in Exeter there is an airport.

# THE PROPERTY

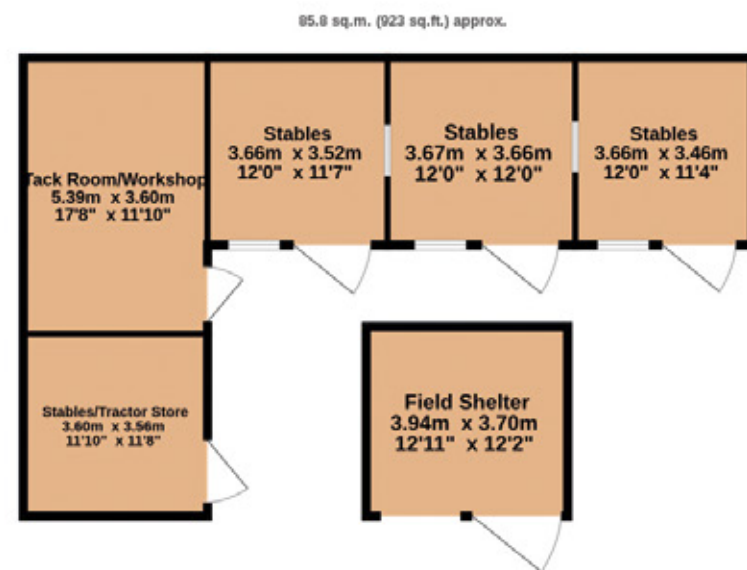
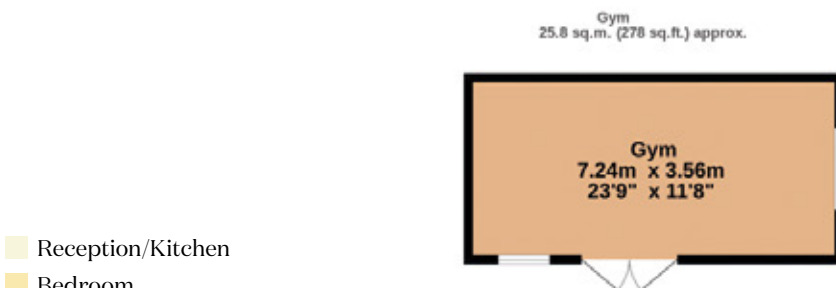
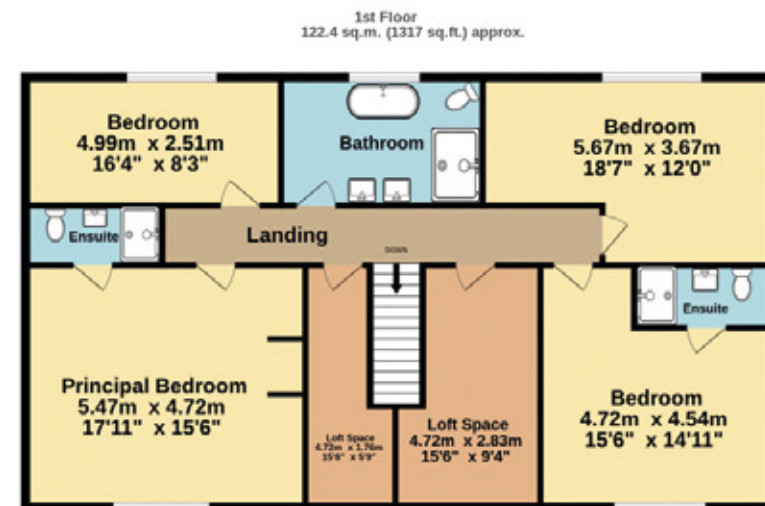
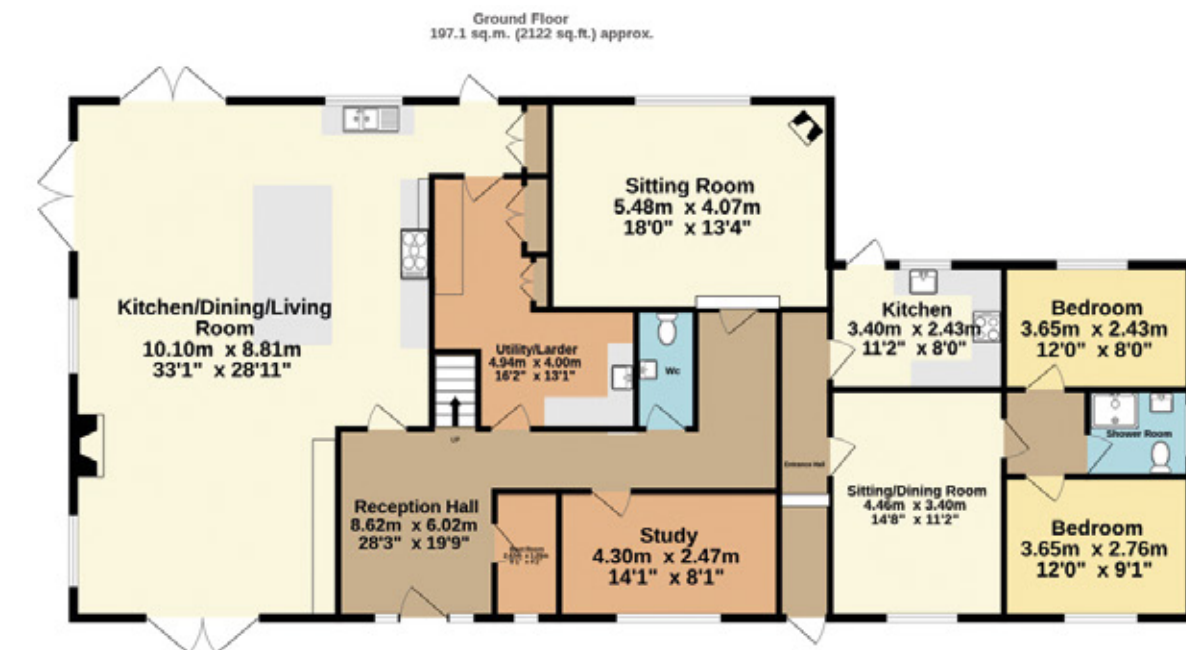
Amberley Farm is situated amidst beautiful rolling Dartmoor countryside above the Dart Valley and just below the high moor but within easy reach of Ashburton. The spacious, stylishly and immaculately presented and furbished contemporary house was fully re-constructed in 2020/21 and is fitted to a high specification throughout.

The entrance driveway leads into a broad parking and turning area in front of the house and the front door opens into the reception hall with herringbone boarded flooring. A door from here opens into the heart of the house, which is the beautifully light and spacious open plan kitchen/ dining/living room. Also with attractive herringbone boarded flooring, there is a sitting area with fireplace having wood burner and decorative carved stone surround and mantel, fitted cupboards and bookcases, dining area and fitted kitchen with island and breakfast bar, and three sets of French doors opening out to the terrace and gardens, all making for a gorgeous family living space. Off the kitchen is the fitted utility room and pantry and doors from the hall which lead into the sitting room with wood burner and the study, both with the herringbone boarded flooring.

On the first floor is the impressive principal bedroom with en suite shower room. There is a further guest bedroom/shower room suite, two further bedrooms and family bathroom with both bath and shower. All the bedrooms have superb views over the land and to Dartmoor beyond.







Approximate Gross Internal Area =  
431.0 sq.m. (4639 sq. ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



On the ground floor, the separate annexe is accessed via a door into an entrance hall passageway to the sitting/dining room, fitted kitchen, two bedrooms and shower room.

French doors from the kitchen/dining/living room open to stone paved terrace areas which is ideal for al fresco dining. These wrap around two sides of the house, which is surrounded by landscaped gardens with lawns, ornamental trees and shrubs and vegetable garden with raised beds and a potting shed, as well as a separate orchard garden area with further raised beds. A path from the house leads to a building in the corner of the garden used as the gym and with another terrace area beside it.

A separate entrance and track leads around to the stable building adjoining the gardens with three loose boxes, tack room and store. Beyond are two extensive, gently sloping, pasture paddocks, incorporating a field shelter.







# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity. Private water and drainage. Electric boiler and underfloor heating.

**Local Authority:** Teignbridge District Council: 01626 361101

**EPC:** E

**Council Tax:** Band E

**Directions:** TQ13 7HF what3words ///totally.convinces.hothouse

**Mark Proctor**  
01392 423111  
mark.proctor@knightfrank.com

**Knight Frank Exeter**  
19 Southernhay East, Exeter  
EX1 1QD

**knightfrank.co.uk**



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2026. Photographs and videos dated September 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

