



Blue Shealing

Gulwell, Ashburton



Blue Shealing

A real one off....



Blue Shealing dates from around 1775 and occupies a long-established position on the hillside at Gulwell, where its whitewashed walls, blue-painted windows and distinctive roofline rise above a deeply planted garden of just under 0.4 acre. At roughly 250 years old, it is a house with real depth of history.

The older part of the property comprises the original cottages, whose upper floor was destroyed by a spark from a steam train travelling along the old Bullivers Way railway line. What remains has been adapted and extended over the years, and in 1988 the current owner designed and built the newer addition, creating a highly personal home arranged across two floors. For the same family, it has been a place of gathering and memory-making for some 40 years. Inside, colour, artwork and collected pieces sit alongside exposed beams, stonework and a series of rooms that each have their own atmosphere. This is not a conventionally presented property; it is a place shaped by the people who have lived here and one that offers considerable scope for a new owner to make their own mark.

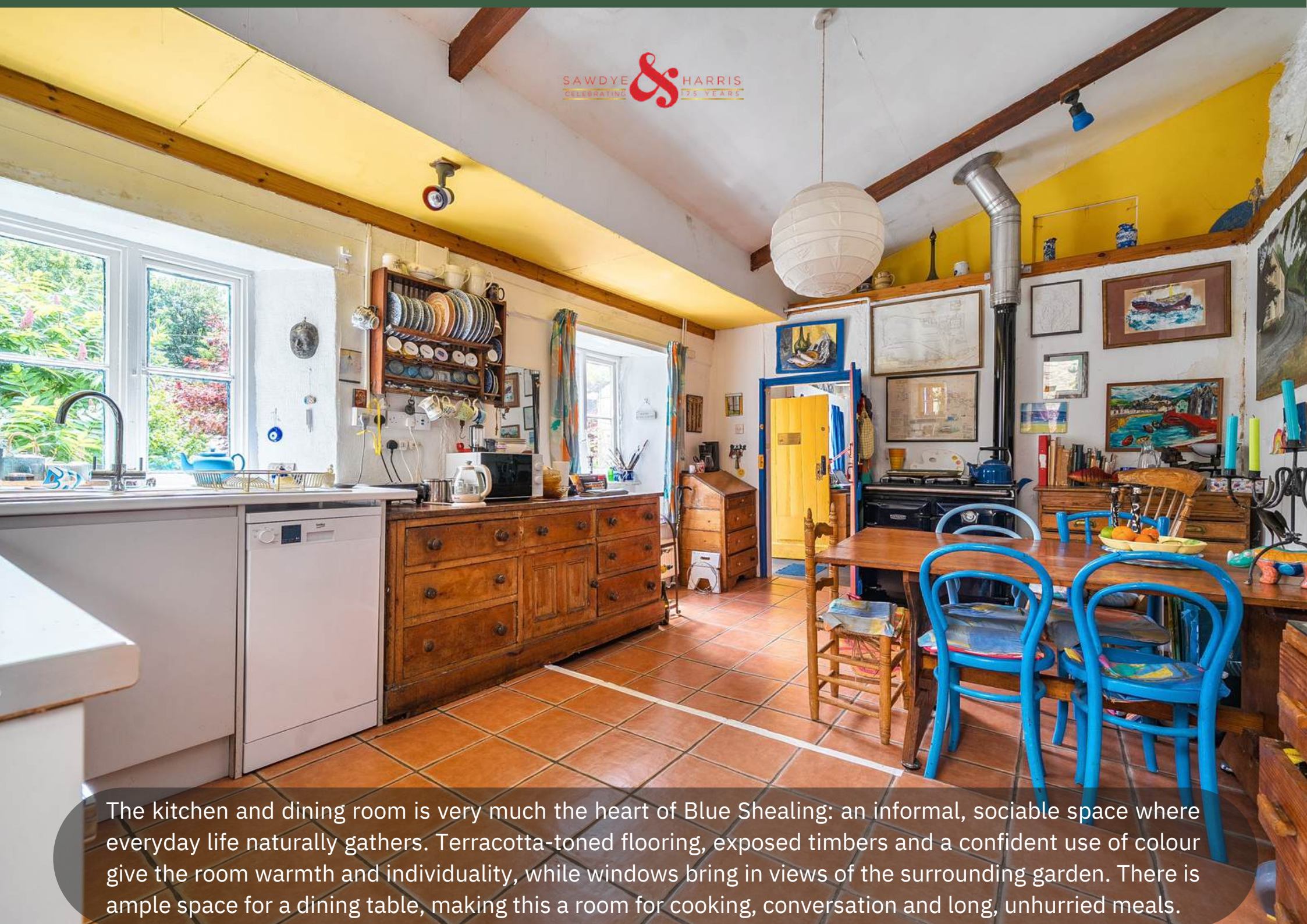
At the heart of the house is the kitchen and dining room, an informal and sociable space made for gathering. Beyond lies a sheltered, stone-floored garden room, a separate dining room and a light-filled sitting room, where broad areas of glazing draw the garden into the interior. A further reception room provides a quieter, more intimate retreat, while an office and adjoining studio offer useful flexibility for working, making or creative pursuits.

Three bedrooms and a bathroom are arranged on the first floor, with elevated views into the surrounding greenery.

The garden is central to the character of Blue Shealing. It rises through a sequence of terraces, creating distinct areas of lawn, planting and enclosure. Japanese maple, willow, apple, cherry, copper beech and ginkgo provide structure and year-round interest, while established shrubs, spring flowers and climbing plants bring successive layers of colour. Paths weave between the different levels, with places to sit, pause and look back across the garden.

With ample parking and the centre of Ashburton within a short walk, Blue Shealing combines individuality and space with a notably convenient position. It will appeal to buyers drawn to homes with history, personality and a strong relationship with their setting. There is considerable potential for improvement, but its essential qualities — the established garden, the hillside position and the singular nature of the house itself — are already firmly in place.



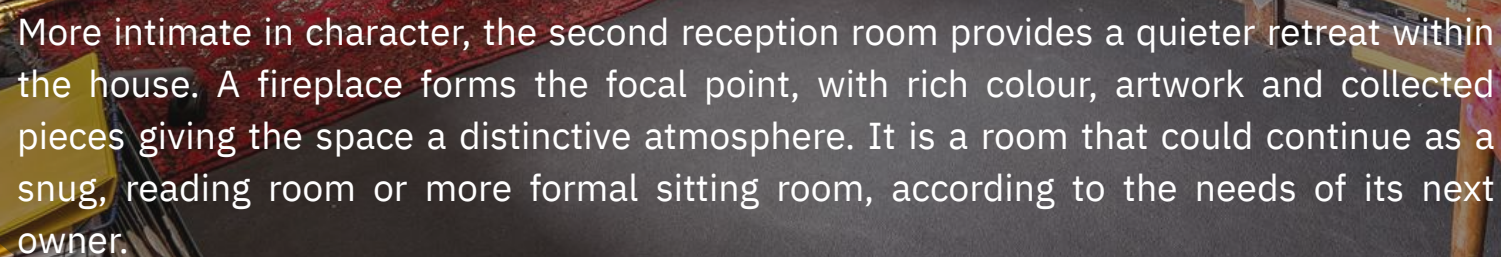


The kitchen and dining room is very much the heart of Blue Shealing: an informal, sociable space where everyday life naturally gathers. Terracotta-toned flooring, exposed timbers and a confident use of colour give the room warmth and individuality, while windows bring in views of the surrounding garden. There is ample space for a dining table, making this a room for cooking, conversation and long, unhurried meals.





The sitting room is filled with natural light, with broad areas of glazing framing the garden on two sides. The planting sits immediately beyond the windows, creating a strong sense of being immersed in the greenery. Exposed ceiling timbers add texture, while the room itself is comfortably proportioned for both quiet evenings and larger family gatherings.

A photograph of a red velvet chaise longue in a room with a fireplace and a large window. The chaise longue is positioned in the foreground, angled towards the right. In the background, a fireplace with a dark mantel is visible, and a large window with a white frame is on the right. The room has a dark floor and a white wall. The text is overlaid on the image, providing a description of the second reception room.

More intimate in character, the second reception room provides a quieter retreat within the house. A fireplace forms the focal point, with rich colour, artwork and collected pieces giving the space a distinctive atmosphere. It is a room that could continue as a snug, reading room or more formal sitting room, according to the needs of its next owner.

The three bedrooms are arranged on the first floor, each with its own outlook and character.

The principal bedroom enjoys an elevated view into the garden, while the remaining rooms provide flexible accommodation for family, guests, home working or creative use.

Together, they form a private upper floor set apart from the main living spaces below.





Blue Shealing has two bathrooms, one on each floor. The ground-floor bathroom is positioned alongside the office and studio, while the first-floor bathroom serves the three bedrooms. Both are functional as they stand and offer scope for updating or reconfiguration to suit a new owner's requirements.



Outside



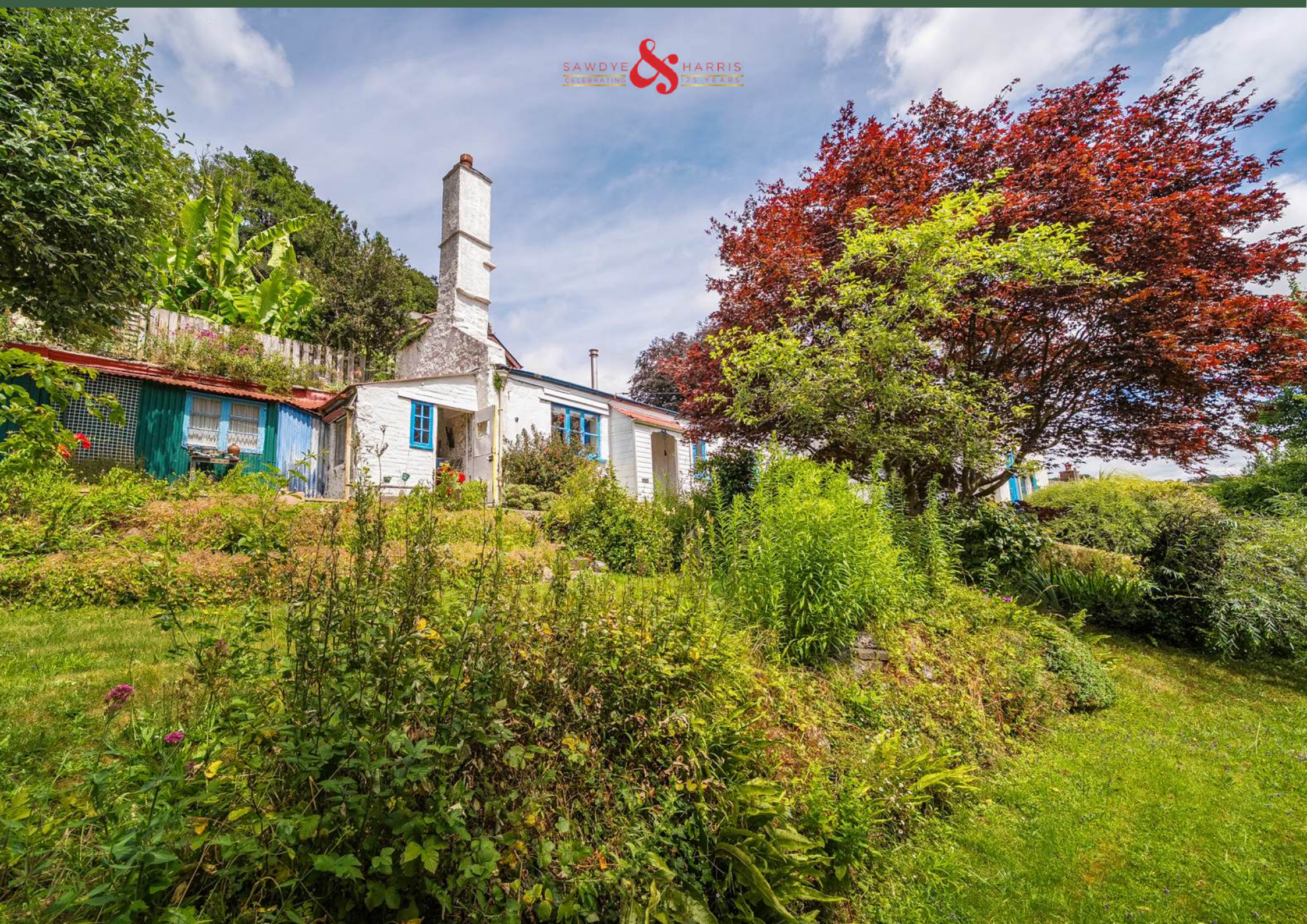
Immediately around the house, paved and planted terraces provide places to sit among the established greenery. Mature trees, shrubs and climbers soften the architecture, while pathways and steps lead gradually through the different levels of the garden. From here, the individuality of the house is particularly apparent, set against a richly layered backdrop of foliage.

The garden is not simply a backdrop to the house; it is an essential part of its identity. Rising through a sequence of terraces, it creates a series of distinct spaces, each with a different outlook, mood and relationship with the house.

The lower garden becomes more open, with lawns framed by mature planting and established trees. Maples, willows and fruit trees provide structure, while spring flowers, irises and climbing plants introduce colour through the seasons. There are several natural places to sit, with the sound of the nearby stream adding to the garden's secluded atmosphere.

Blue Shealing is a home of rare individuality, shaped over many years rather than designed to follow convention. Its distinctive elevations rise above the terraced garden, while the interior unfolds as a collection of personal, expressive spaces. In the same family for around 50 years, it has been a place of gathering, creativity and memory-making, and now offers considerable potential for a new owner to begin its next chapter.





Key Facts for Buyers

TENURE - Freehold. with vacant possession.

COUNCIL TAX BAND - A

EPC - E

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.

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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:

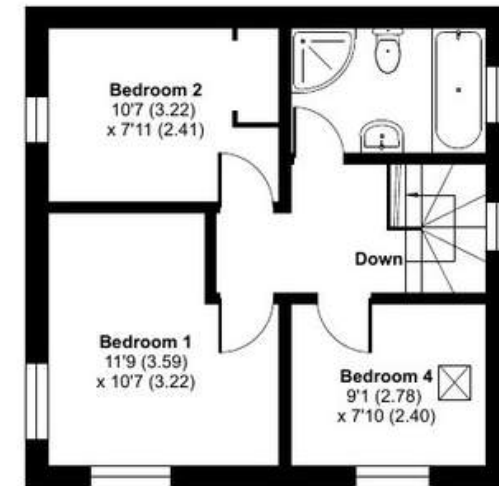
- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries,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

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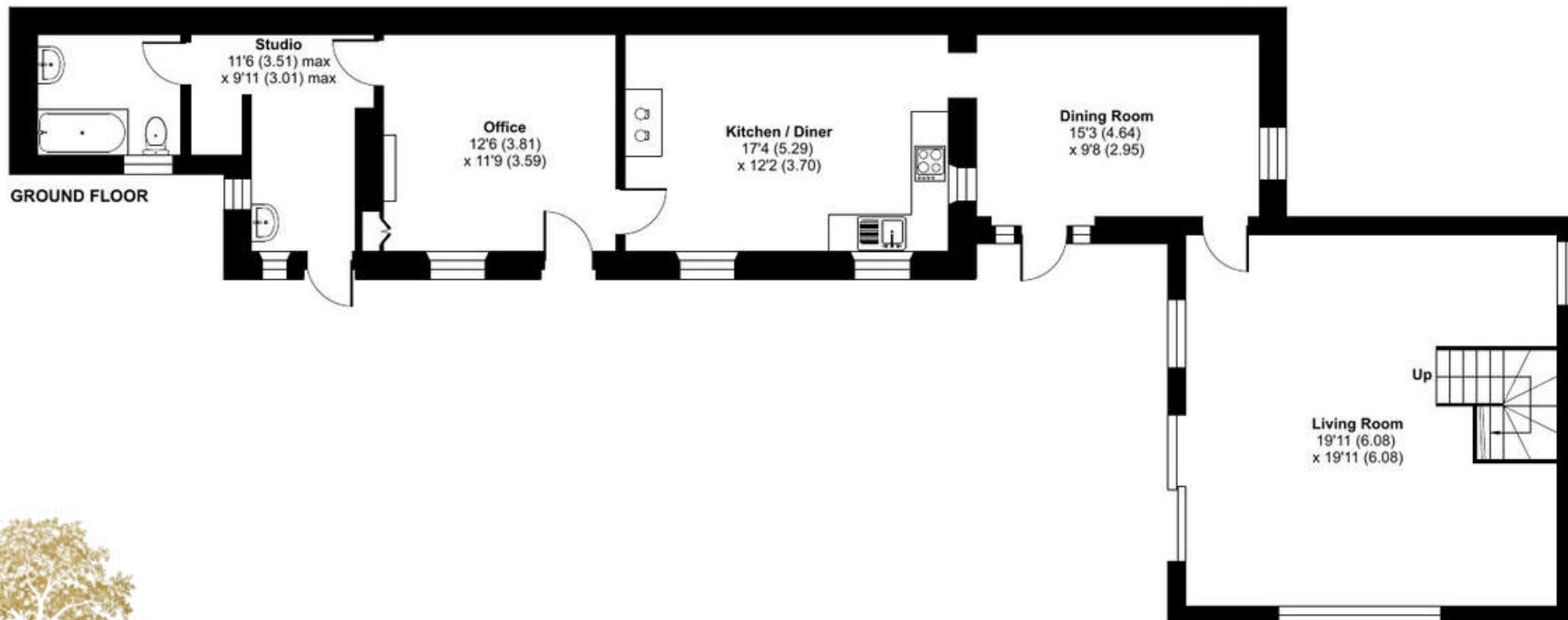
Blue Shealing, Old Totnes Road, Ashburton, Newton Abbot, TQ13

Approximate Area = 1474 sq ft / 136.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1484530



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.



The hillside on which Blue Shealing sits has changed considerably since I was a child. With each visit over the past few years the skeletons of new developments have emerged to stake their claims to the land, jostling for prime locations on this once uncluttered slope. Yet the home of my maternal grandparents, Clive and Kay Graymore (or Papa and Banna), has remained a constant in this shifting landscape.

Their garden is now the most distinguishable patch of green, ascending in a series of three terraces from the stream that gushes beside and beneath the road at the base of the hill. Facing the south and rooted in red, clay-rich Devonian soil, everything grows in seemingly effortless profusion. Maples, willows and apple trees are bordered by veils of yellow primroses and cowslips, dotted with indigo muscari and deep purple irises, whilst trumpet-shaped ipomoea and white-edged clematis coil their way toward the sky.

Perched above all of this is the house itself. It was a husk when Papa and Banna bought it, the remains of an old cottage burnt down by a stray spark from the steam engines that used to pass nearby. In many ways it is still a bit of a crumbling ruin, but its whitewashed walls, red tin roof, bright blue window frames and large yellow door lend it a picture-book charm that becomes more emphatic with each...modern house that is built around it...It's foundations had a place in this earth long before my grandparents moved in thirty years ago, the roots of its trees even longer still.

Written by Joshua Byworth, the current owner's grandson - 2013





BLUE SHEALING

ASHBURTON • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

