





GREENAWAY LODGE, BLOGISHAY LANE, ASHBURTON

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A substantial Townhouse with gated parking and exceptional walled gardens – discreetly positioned in the heart of Ashburton. Tucked away along Blogishay Lane, moments from Ashburton’s vibrant centre, Greenaway Lodge is a rare and compelling period home.

Arranged over three generous floors and offering flexible 4/5 bedroom accommodation, this handsome Townhouse blends architectural heritage with adaptable modern living – and does so with quiet confidence.

Greenaway Lodge is one of those homes that quietly surprises you - Behind its traditional façade lies a house that has grown with family life – generous in scale, full of character and wonderfully adaptable.

GUIDE PRICE £695,000



SAWDYE & HARRIS
THE DARTMOOR OFFICE

01364 652652
HELLO@SAWDYEANDHARRIS.CO.UK



A Home Designed for Living Together



Step inside and there is an immediate sense of warmth. Period fireplaces, gothic-style windows and elegant original detailing sit comfortably alongside spaces that feel easy and practical.

The main reception room is beautifully inviting — large enough for family gatherings yet equally suited to quiet evenings. It is a room that naturally draws people in. Beyond, the kitchen and dining space form the heart of everyday life. Informal and sociable, this is where homework is done, meals are shared and doors open directly onto the garden terrace for summer evenings outside.

A separate utility area keeps the practicalities neatly contained.









The first floor hosts a generous principal bedroom along with a spacious family bathroom. On the upper floor, the home continues to unfold with four further bedrooms, offering excellent flexibility for growing families, guests or workspace if required. The arrangement across the upper floors allows bedrooms to feel comfortably tucked away, providing privacy without compromising connection to the heart of the home.

Greenaway Lodge adapts effortlessly to changing needs – whether five bedrooms are required or one is repurposed as a study or additional sitting room.







The first floor is served by a beautifully appointed family bathroom — spacious and thoughtfully arranged, with a four-piece suite that includes a curved claw footed bath with waterfall shower over. This is a room designed for long soaks at the end of the day as much as busy mornings getting ready — practical yet indulgent.

Outside



Perhaps the greatest surprise is outside. The large, level walled garden offers genuine space — lawn for children to run, established planting, terrace for entertaining and peaceful corners to sit with a book.

There is room here for long summer lunches, garden parties and everyday play.

Private gated parking, held within the freehold title, adds enormous practicality — a valuable asset in this central Ashburton location.

This is not simply a house you view — it is one you explore. The scale, the garden, the flexibility and the setting only fully reveal themselves in person.

Viewing is essential to appreciate just how much this home offers.

Key Facts for Buyers

TENURE - Freehold. with vacant possession.

Please note that there is Flying Freehold over the neighbouring property.

COUNCIL TAX BAND - E

EPC - D

SERVICES

The property has all mains services connected. The mains water supply is shared with the neighbouring property and drainage is via a private shared system.

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](#)

TREE PRESERVATION ORDER

There is a tree preservation order on the trees within the property. Please contact the agents for more information.

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.

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.

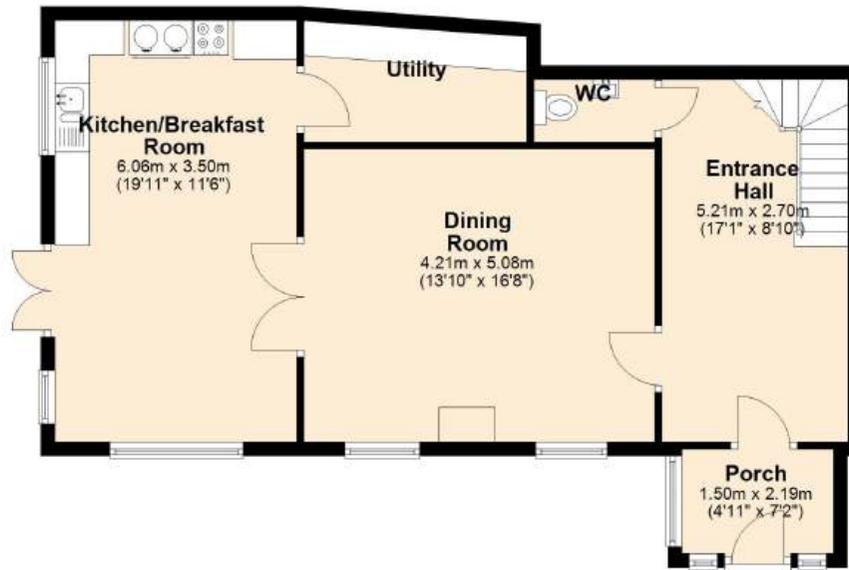
THE RESULT?

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

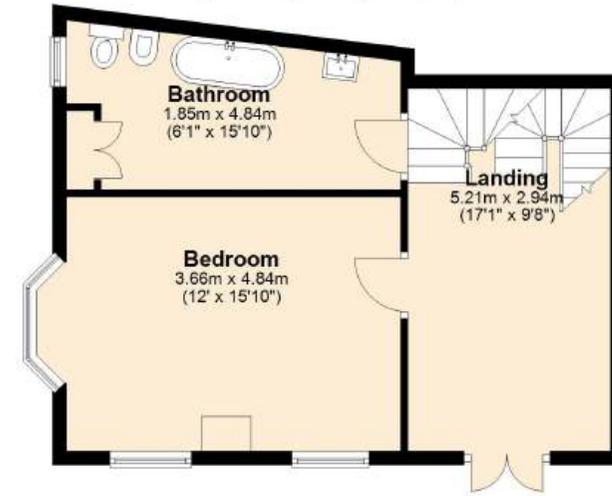
Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack

Ground Floor
Approx. 68.7 sq. metres (739.9 sq. feet)



First Floor
Approx. 44.6 sq. metres (479.8 sq. feet)



Second Floor
Approx. 96.0 sq. metres (1033.4 sq. feet)



Total area: approx. 209.3 sq. metres (2253.1 sq. feet)



Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate

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.









GREENAWAY LODGE

ASHBURTON • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

