



SAWDYE & HARRIS
CELEBRATING 175 YEARS

THE LODGE, SUNNYFIELD, ASHBURTON

THE LODGE, SUNNYFIELD, PEARTREE, ASHBURTON



Positioned on the edge of Ashburton with excellent access to the A38, The Lodge is a detached two-bedroom property set within approximately 0.66 acres of grounds.

Having been rented for around 15 years, the property now offers clear scope for updating and improvement. The existing accommodation is straightforward and functional, providing a solid starting point for a buyer looking to modernise and shape the space to their own needs.

The grounds are a key part of the appeal, extending to just over half an acre and offering a sense of privacy and potential. An overage clause will apply to the adjacent land, with full details to be confirmed as part of the sale.

Offered with no onward chain, this is a practical opportunity to acquire a detached home with land in a well-connected yet tucked-away setting.



SAWDYE & HARRIS
THE DARTMOOR OFFICE

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Approached from the front, the main door opens directly into a useful hallway, which has also been used as a dining room, creating an immediate and practical arrival space at the front of the house. From here, the sitting room sits to one side, a comfortable and well-proportioned space with a wood-burning stove forming a natural focal point. The kitchen is positioned to the rear, arranged with wall and floor mounted cupboards but with clear scope for updating.

Also on the ground floor is the family bathroom, fitted with a bath, basin and WC.



Stairs rise from the hallway/dining area to the first floor, where the accommodation is arranged to provide two bedrooms within the roof space.

Both rooms benefit from natural light and a simple, functional layout that works well as it stands while offering potential for improvement.





Outside



The grounds extend to approximately 0.66 acres and form a significant part of the property's appeal. The setting is well enclosed, with a mix of lawn, mature planting and more natural areas that create a sense of privacy.

The property is accessed via a shared driveway, with formal rights of access in place, and enjoys a position that balances accessibility with a more tucked-away feel.

The adjacent land will be subject to an overage clause, with further details available within the legal pack.

Key Facts for Buyers

TENURE - Freehold. with vacant possession.

The Lodge and the adjacent property Sunnyfield, are presently held within a single title and will be divided as part of the sale. The private driveway will be shared, with a right of access in place for the benefit of The Lodge.

COUNCIL TAX BAND - A

EPC - C

SERVICES

The property is connected to mains electricity and gas. The mains water supply is shared with the neighbouring property, Sunnyfield with usage monitored by a check meter. Drainage is via a shared private system serving both properties, and formal arrangements will be put in place as part of the title separation.

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](#)

LOCATION

What3Words - [///refreshed.deals.magic](http://refreshed.deals.magic)

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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Sunnyfield, Ashburton, Newton Abbot, TQ13

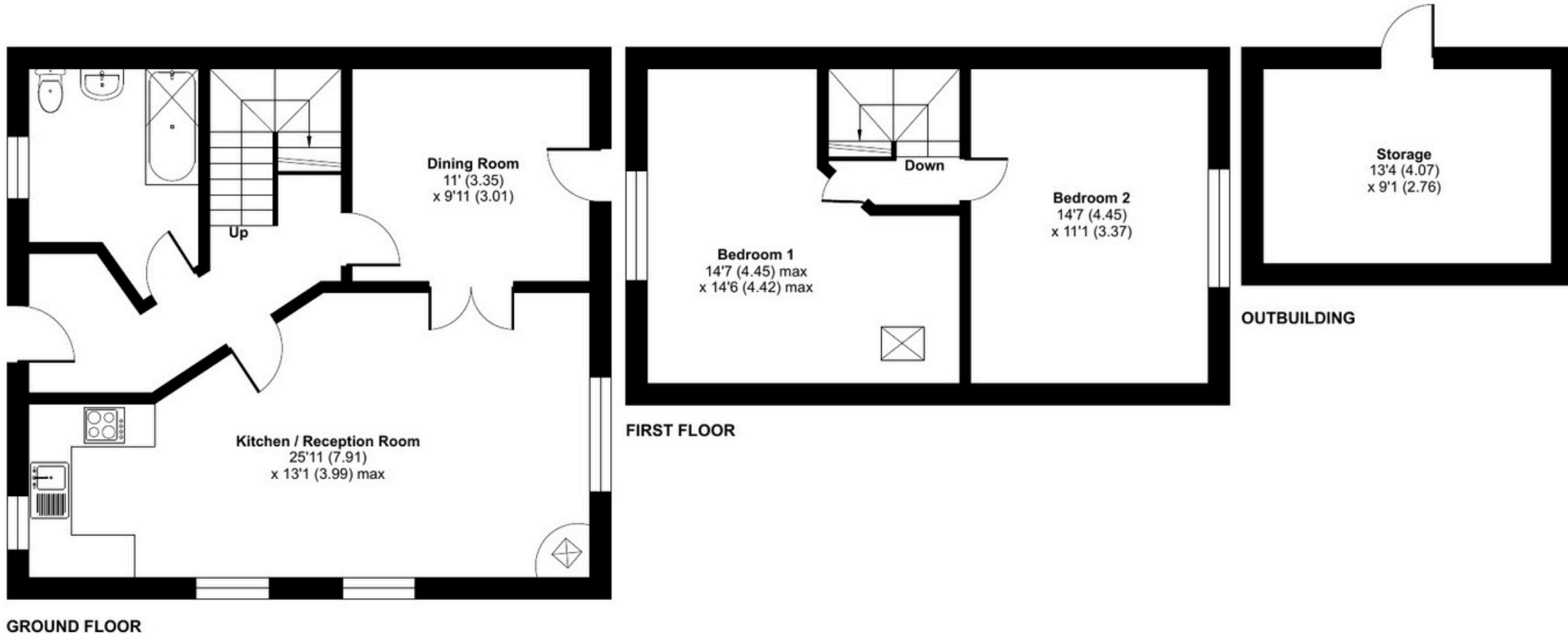


Approximate Area = 991 sq ft / 92 sq m

Outbuilding = 121 sq ft / 11.2 sq m

Total = 1112 sq ft / 103.2 sq m

For identification only - Not to scale



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 LODGE

ASHBURTON • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

