



BLUEBELL COTTAGE, LANDSCOVE

KEY FEATURES

- Character cottage dating from the mid 1800s
- Tucked away on the edge of Landscope
- Beautifully upgraded open-plan kitchen/dining/reception room
- Bespoke kitchen with oak work surfaces
- Cast-iron multi-fuel burner and exposed beams
- Two first-floor bedrooms
- Enclosed garden with lawn and storage
- Detached garden studio with WC, wood-burner and glazed doors ideal for home working or creative use,
- Short drive from Ashburton and the A38 for Exeter and Plymouth

Bluebell Cottage is a beautifully presented character cottage, understood to date from the mid 1800s, set within a hamlet on the edge of Landscope. Sweet, individual and full of atmosphere, the cottage has been thoughtfully upgraded and styled to create a home with real warmth.

The ground floor is arranged as an open-plan living space, with an entrance area, bespoke kitchen units with oak work surfaces and a comfortable sitting area centred around a cast-iron multi-fuel burner. Exposed beams, painted timber and natural finishes give the room an easy, lived-in charm, while the open layout keeps the space practical and sociable.

Upstairs, there are two bedrooms, together with a stylish bathroom fitted with a white suite. Outside, the enclosed garden adds considerably to the appeal, with a level lawn and a very useful studio/work room with WC and wood-burner — ideal for home working, creative use or hobbies.



Welcome



Bluebell Cottage is approached via a private shared pedestrian path, which leads to the rear of the cottage and immediately gives the home a tucked-away, tucked-in feeling. The front door opens directly into the main living space, setting an informal and welcoming tone from the outset.

Rather than being divided into smaller rooms, the ground floor is arranged as one open-plan kitchen, dining and reception room. This gives the cottage a natural sense of flow, with everyday life centred around one warm and characterful space.

FAWLEY & HARRIS
EST. 1878







The kitchen sits comfortably to one side, fitted with bespoke units, oak work surfaces and a Belfast-style sink. Green painted cabinetry, timber detailing and open shelving bring a handmade quality that works beautifully with the age and style of the cottage, while still providing a practical working area for day-to-day use.

There is room within the open-plan layout for dining, allowing cooking, eating and relaxing to sit naturally together. The sitting area is arranged around the fireplace, where a cast-iron multi-fuel burner forms the heart of the room. Exposed beams, painted floorboards and softly textured finishes give the space depth and warmth, creating a cosy room for quiet evenings and relaxed weekend living.



Stairs rise to the first floor, where the landing leads to two bedrooms and the bathroom. Bedroom one is the larger of the two, with a window to the front and built-in wardrobe storage. It has a calm, comfortable feel, with the proportions used carefully to create a room that feels settled and inviting. Bedroom two also offers built-in storage and is a beautifully useful room, equally suited to guests, a child's room or home working. Like the rest of the cottage, it has been arranged with care, making the most of every part of the space.

The bathroom is a real highlight. Beautifully finished in a soft, elegant style, it feels far more considered than a standard cottage bathroom. The white suite is set within a calm, well-composed interior, giving the room a boutique feel and adding to the overall impression that Bluebell Cottage has been upgraded with immense taste and a strong eye for detail.





Outside

Pedestrian access leads to the front door, offering a tucked away and attractive position.

From here, a tiered area with a gravelled pathway leads through a gate into the main garden. Well enclosed and mainly laid to lawn, the garden feels private, manageable and very much part of the cottage's appeal.

At the end of the garden is the separate studio/work room, a particularly valuable addition to the property. The studio has glazed double doors opening to the garden. It includes a WC, a cast-iron wood-burner and an area suitable for a tall fridge/freezer, washing machine and tumble dryer, giving it genuine practical use as well as lifestyle appeal.

Attached to the studio is further storage, ideal for garden equipment, tools, bikes or logs. Together, the studio and storage space add a level of versatility not often found in a cottage of this size.





Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - A

EPC - D

SERVICES

The property has mains water, electric and drainage connected. The property has partial electric heating and wood burning stove. .

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 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.

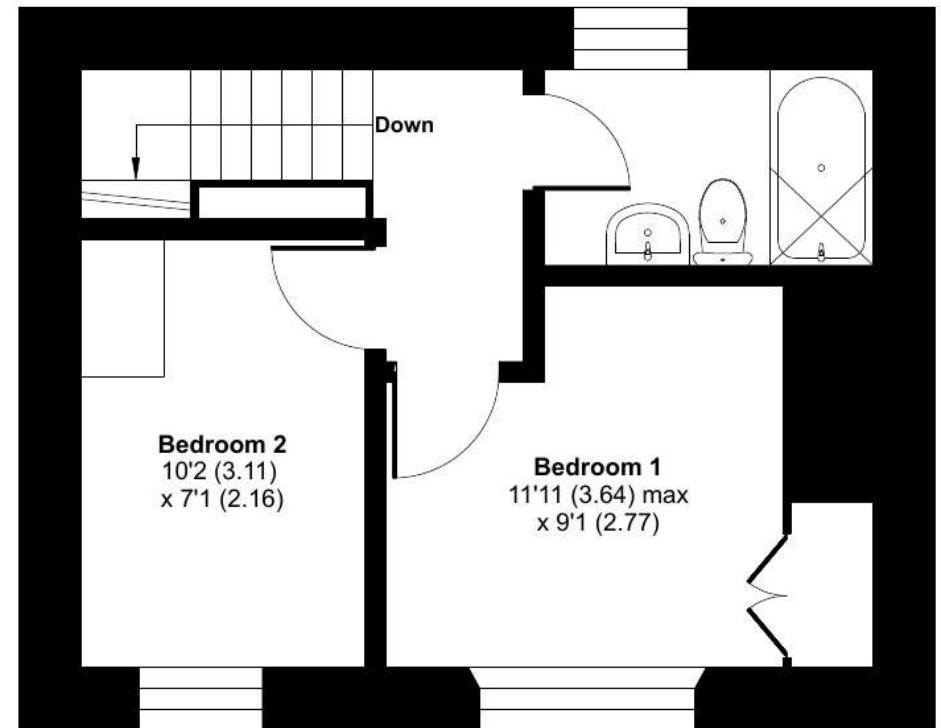
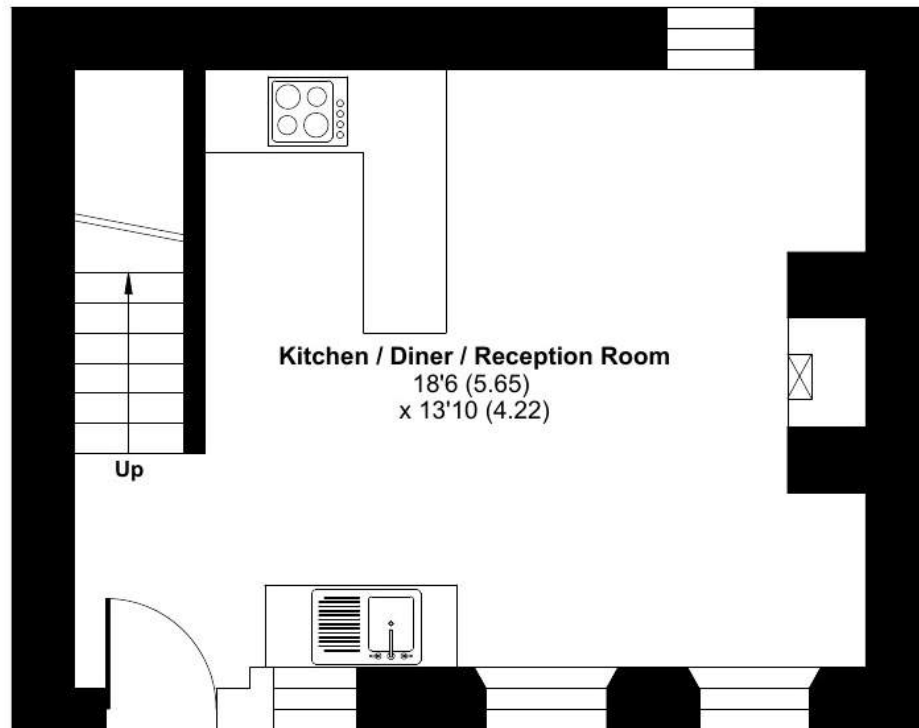
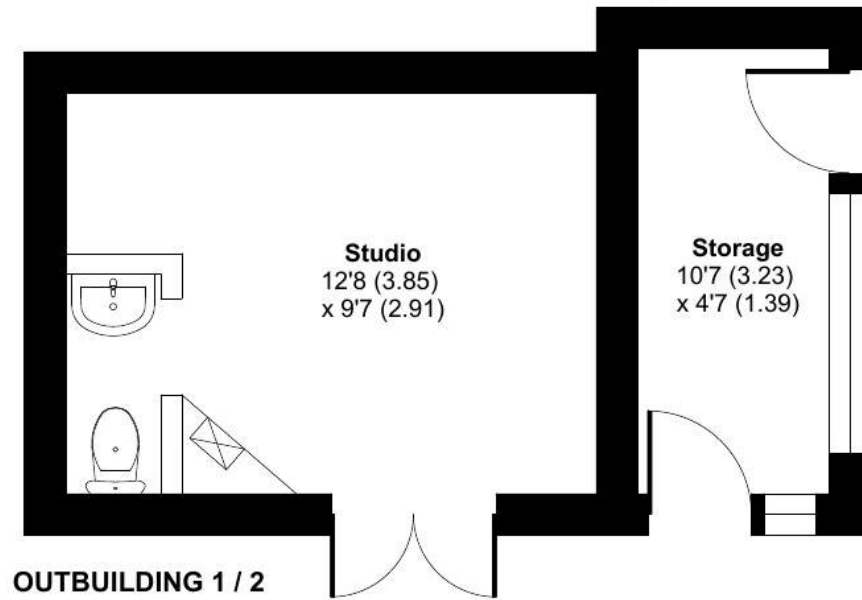
Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack

Landscape, Ashburton, Newton Abbot, TQ13



Approximate Area = 538 sq ft / 49.9 sq m
Outbuilding = 169 sq ft / 15.7 sq m
Total = 707 sq ft / 65.6 sq m
For identification only - Not to scale



Landscope is one of those South Devon villages that feels genuinely discovered rather than arrived at. Tucked into the folds of the countryside between Ashburton and Totnes, it sits within a landscape of ancient lanes, wooded valleys and open farmland that has changed little over generations. The village centres around St Matthew's Church, a handsome Victorian building that gives the hamlet its quiet focal point, and it is the kind of place where the pace of life is set by the seasons rather than the commute, and where the countryside begins at the garden gate.

Walkers are well served by footpaths and bridleways threading through the surrounding fields and woodland, with the open moor of Dartmoor National Park reachable within minutes. Despite its rural seclusion, Landscope is far from isolated – and perhaps its greatest practical asset is its proximity to Ashburton. One of South Devon's most characterful and well-loved market towns, Ashburton is just a few minutes' drive and offers an excellent range of independent shops, cafés, restaurants, galleries and everyday amenities that belie its modest size. From here, the A38 Devon Expressway provides straightforward connections, placing Exeter within around 25 minutes and Plymouth within 35.

Totnes, with its vibrant independent scene and mainline railway station, is approximately 15 minutes by road, and the South Devon coast – with beaches at Slapton and Blackpool Sands – is well within reach for weekends and summer evenings.

About... Landscope



For a village of its size, Landscope has a strong sense of community, with a village hall, local events and a network of farm shops and producers that give everyday life here a richness that is harder to find closer to the towns.





BLUEBELL COTTAGE

LANDSCOVE • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

