

# Saint Elmo, Woodland, Ashburton, Devon

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A wonderful family home with **outbuildings and ancillary accommodation** as well as beautiful grounds.

**Summary of accommodation**

**St. Elmo House**

**Lower Ground Floor:** Cellars

**Ground Floor:** Entrance hall | Drawing room | Dining room  
Kitchen/breakfast room | Snug | Study | Office | Cloakroom  
Laundry/utility | Boot room | Double garage | Further garage

**First Floor:** Principal bedroom with dressing room, en suite and balcony | Four further bedrooms, one with en suite and two with a shared balcony | Bathroom | Shower room

**Annexe**

**Ground Floor:** Hall | Kitchen/sitting/dining room | Utility  
Two bedrooms | Bathroom | WC | Garages

**First Floor:** Sitting/dining room | Bedroom with dressing room and en suite | Further en suite bedroom | Eaves storage

**The Lodge**

**Ground Floor:** Reception hall | Three bedrooms, one en suite  
Bathroom

**First Floor:** Sitting room | Kitchen/breakfast room | Separate WC  
Landing/study | Two bedrooms, both with en suite | Bathroom

**In all approximately 4.14 acres**

**Distances**

A38 (Devon Expressway) 2.5 miles, Ashburton 3.5 miles  
Totnes mainline station 6.9 miles  
(London Paddington 2 hours 58 minutes), Exeter 24.8 miles  
(All distances and times are approximate)



**Knight Frank Exeter**  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

**Mark Proctor**  
01392 423111  
[mark.proctor@knightfrank.com](mailto:mark.proctor@knightfrank.com)



## Situation

Ashburton has an excellent range of facilities including independent restaurants such as Rafikis, The Old Library as well as many coffee shops, a delicatessen, artisan bakery, a fish deli and cookery school. The charming village of Staverton is also nearby and boasts a village pub and 14th century church in a beautiful, scenic setting.

Landscope also has an excellent pub with the Live and let live. The nearby affluent market town of Totnes gives access to a wide range of both independent and larger stores, together with pubs, restaurants and a leisure centre.

Staverton boasts access to a village prep school and nursery, St Christopher's and offers a wide range of both state and independent schools in neighbouring towns, including Dartington Primary School (4.9 miles) Landscope Primary (2.8miles) and King Edward VI Community College.





The property has nearby local train stations in Staverton village as well as a nearby mainline train station (Totnes, 6.9 miles) with excellent connections to London as well and Penzance.

The South Hams is bordered to the north by the beauty of Dartmoor and to the south by the enchanting coastline, little creeks and safe unspoilt sandy beaches. For the sailing enthusiast the excellent facilities of both Dartmouth and Salcombe are also close by.

### The property

Saint Elmo is a superb south-facing property and is accessed via electric gates and an impressive, extended driveway. Constructed in 1869 and enveloped by enchanting gardens and expansive grounds, the house embodies the quintessential attributes of a late Victorian estate. Elegantly merging historical charm with contemporary conveniences, the property encourages a wonderful lifestyle. The property has recently undergone significant improvements including a new slate roof on the main house and a new drainage system.

The interior layout offers versatile accommodation, thoughtfully arranged to feature generously sized rooms. Many of these are adorned with lofty, coved ceilings and striking fireplaces, and offer captivating vistas of the surrounding gardens, grounds, and countryside. Upon entering, the ambiance is heightened by oak flooring and elaborately adorned doors, leading to a powder room and five reception spaces making it ideal for entertaining.

A meticulously designed kitchen/breakfast area showcases bespoke oak fittings, complete with a 4-oven AGA. Adjacent to this, a utility room connects to a boot room, which in turn grants access to the two garages. Additionally there is a spacious wine cellar.

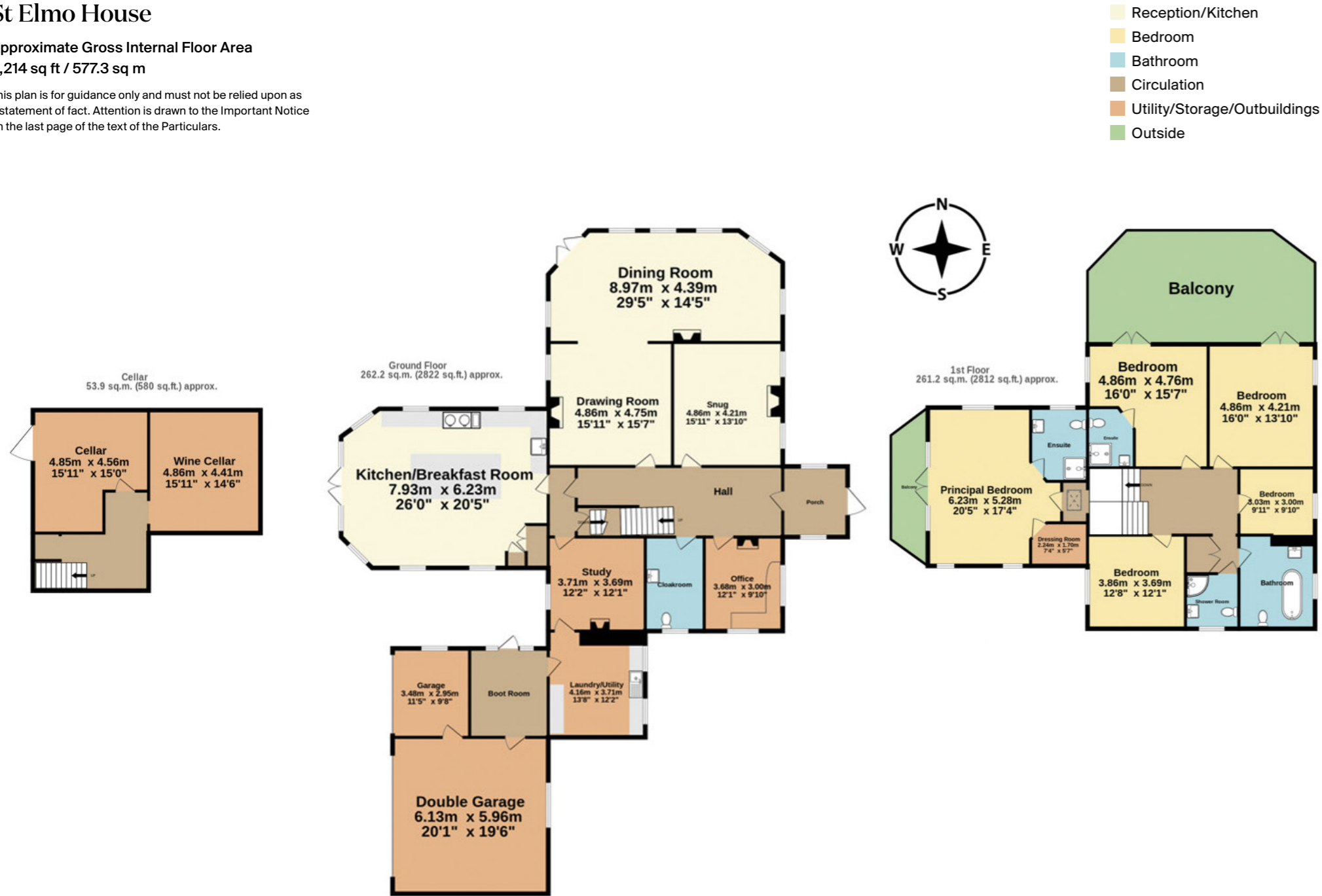
The upper level of the property features five bedrooms, two of which are en suite and three that open onto balconies.



# St Elmo House

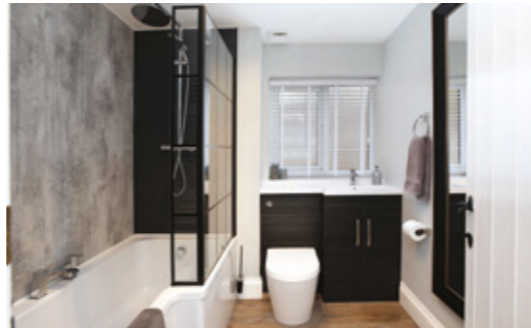
Approximate Gross Internal Floor Area  
6,214 sq ft / 577.3 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



## Ancillary accommodation

Among the property's notable features are several ancillary structures. A charmingly stone-built coach house presents five bedrooms (including three en suite), alongside a bathroom, a sitting room adorned with exposed beams and a fireplace, and a generously sized kitchen/dining space. The lodge is currently being used as a 5\* luxury holiday let.



## Annexe & The Lodge

Approximate Gross Internal Floor Area

Annexe: 3,260 sq ft / 302.9 sq m

The Lodge: 2,115 sq ft / 196.5 sq m

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There is also a self-contained annexe which comprises four bedrooms and two bathrooms. The property has been updated to a very high standard making it ideal for entertaining, with a spacious sitting room and good-sized kitchen. Separate access routes are designated for each property via distinct driveways branching from the main thoroughfare.



## Gardens and grounds

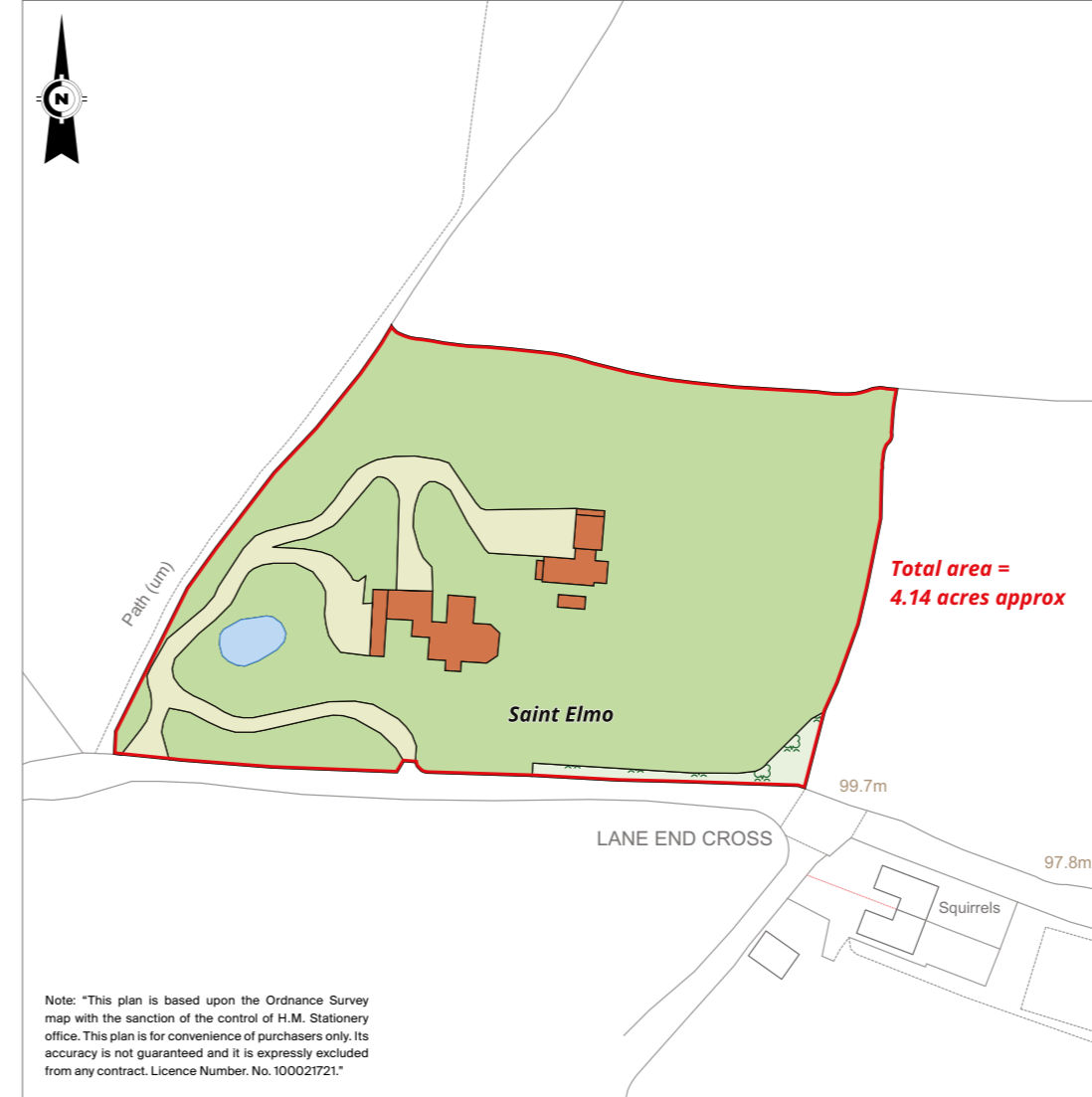
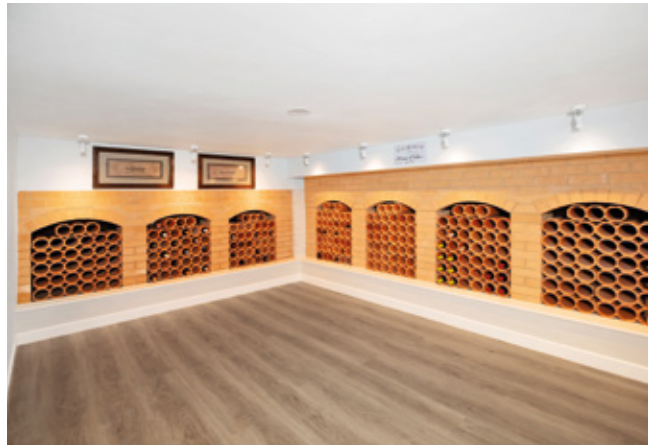
Approached through a long, picturesque driveway bordered by mature trees including beech, sycamore, horse chestnut, and oak, the property's meticulously landscaped gardens are a true delight.

Broad lawns are punctuated by an array of shrubs, trees, and bushes, with the presence of a serene pond adding to the charm. Each property enjoys its own terraced area, perfect for outdoor dining. The main residence further boasts a walled garden along with a spacious orangery, which is an excellent area for entertaining and eating al fresco.

The remaining expanse of gardens and grounds seamlessly integrate, providing ample well-maintained space which is also suitable for equestrian use.

## Services

Mains water and electricity. Private drainage. Oil fired central heating in the main house, lodge and annexe. Oil fired AGA.



## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

## Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

## Directions (Postcode TQ13 7LN)

If coming from the direction of Exeter and the M5 motorway, continue towards Plymouth on the A38 dual carriageway for about 16.6 miles and then, before the first Ashburton signpost (B3352), turn left at a fairly insignificant junction signed to Woodland and Denbury. Follow this road for over a mile, turning right where signed towards Woodland. At the next T-junction, turn left and after about half a mile the entrance for Saint Elmo will be concealed on the left-hand side. **NOTE:** For SATNAV, the postcode will take you to the centre of the parish, but not to the property.

## Property information

**Tenure:** Freehold

**Local Authority:** Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX. Tel. 01626 361101.

**Council Tax:** Band F

**EPC Rating:** D

**Guide Price:** £2,250,000



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.

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Particulars dated June 2024. Photographs and videos dated August 2023 and June 2024.

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