



Ash House, Ash, Dartmouth, Devon



A wonderfully presented country house **set within 11 acres** of beautiful grounds.

Summary of accommodation

Ground Floor

Entrance hall | Reception hall | Drawing room | Dining room | Kitchen/breakfast room
Utility room | Study | Sitting room | WC

First Floor

Principal suite | Four further bedrooms | Shower room
Two bedroom annexe

Garden and Grounds

Long private carriage driveway | Two walled gardens | Tennis court | Swimming pool
Stables | Tack room | Garage | Covered dining area

In all approximately 10.83 acres

Distances

Dartmouth 2.5 miles, Blackpool Sands 1.75 miles

Totnes 10.1 miles (London Paddington from 2 hours 40 minutes.), Plymouth 28 miles
(All distances and times are approximate)



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Situation

Ash House boasts a superb, discreet location near the popular beaches of the South Hams and the vibrant coastal town of Dartmouth, in the heart of South Devon. The region is celebrated for its temperate climate, lush countryside, hidden valleys, and dramatic coastline. Nearby market towns of Totnes and Kingsbridge provide additional amenities.

Dartmouth itself is not just a boater's paradise with its historic port, deep water moorings, and three marinas; it also has a leisure centre, indoor pool, and an array of shops, restaurants, and pubs. Not to mention, it serves as a perfect base for those looking to explore the French coast, the Channel Islands, and the West Country by sea. Dartmoor's walking trails are close by, as are the pristine beaches of Blackpool Sands and Slapton, and the Dartmouth Golf and Country Club.

Kingsbridge, at the Salcombe estuary's head, offers a range of shops, health facilities, an excellent secondary school, and a sports centre. Meanwhile, Salcombe, a sailing haven, is renowned for its stunning beaches, boutique shops, and unique character. Dartmouth, steeped in history with its world-famous Royal Regatta and Naval College, presents a fusion of architectural beauty and modern retail, alongside a variety of galleries and eateries. Totnes, a bustling and characterful market town, boasts its own Norman Castle, riverside walks, and a range of independent shops and cultural sites.

With superb schools in the vicinity including Torquay Boys and Girls Grammar, Churston Ferrers Grammar, and the highly regarded Kingsbridge Community College, education needs are well catered for. The property also benefits from excellent transport links, with the A38 Devon Expressway and rail services from Exeter and Totnes providing swift connections to London, and Exeter Airport offering a growing number of domestic and international flights.



The property

Ash House is an outstanding property in a wonderful position with views over the beautiful gardens with farmland beyond. The house was requisitioned by the Americans c.1944. The gardens include a WWII air raid shelter with 1940 etched over the door. We understand that Eisenhower used the house as one of his outlying command posts during the D-Day training exercises at Slapton. The property has an impressive 175m sweeping drive via a superb gated entrance. The house boasts outstanding reception space and retains much character and many original period features. The attractive country kitchen with an AGA features an adjacent utility room. On entering the property there is a large central hall leading to the key reception rooms including the dining room and drawing room, both of which face south and have views over the impressive grounds.

On this floor there is also a separate snug and generous office which is ideal for somebody working from home.

On the upper floor there are five bedrooms including an impressive principal suite with views over the gardens and pond. In addition there is a further wing of the house which has two extra bedrooms as well as a family bathroom and kitchen. This section of the property is perfect for independent accommodation and could generate an excellent income.

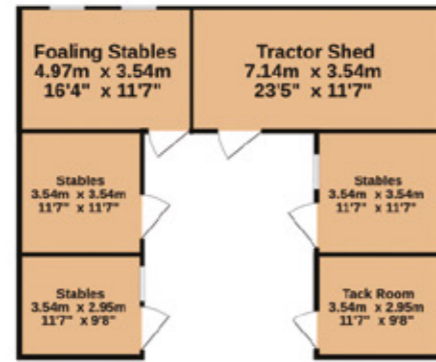
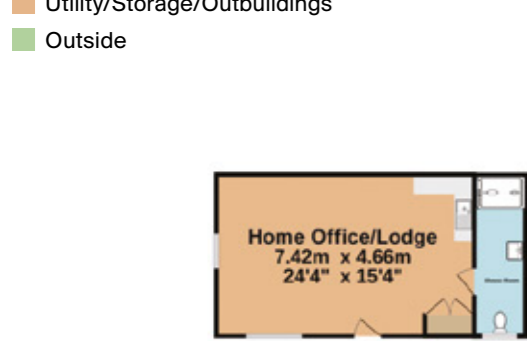




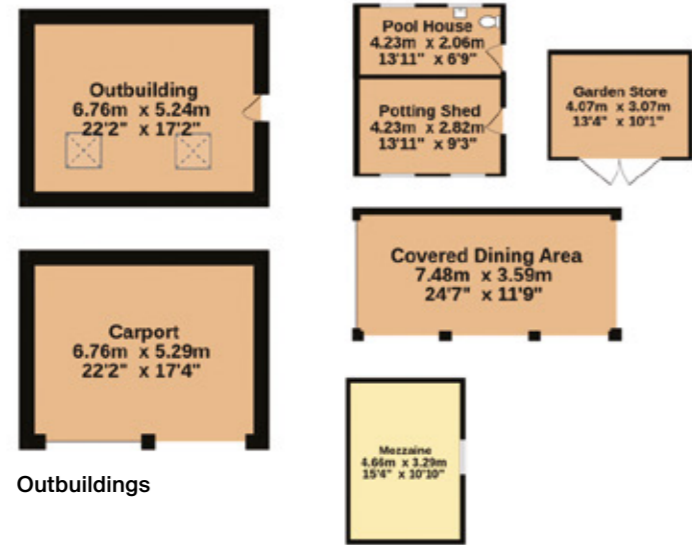
Approximate Gross Internal Floor Area:
8952 sq ft / 831.7 sq m

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.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



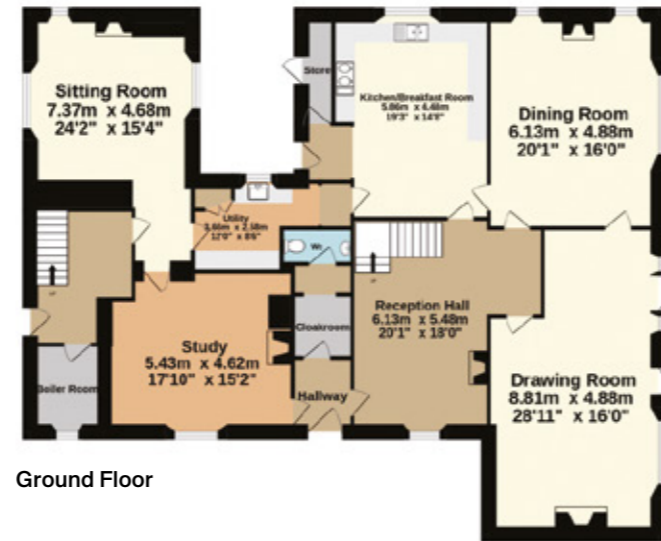
Outbuildings/Stables



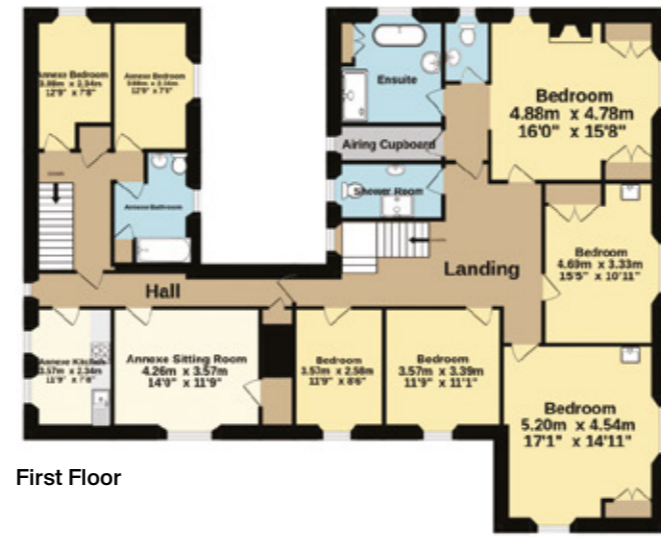
Outbuildings



Office Studio



Ground Floor



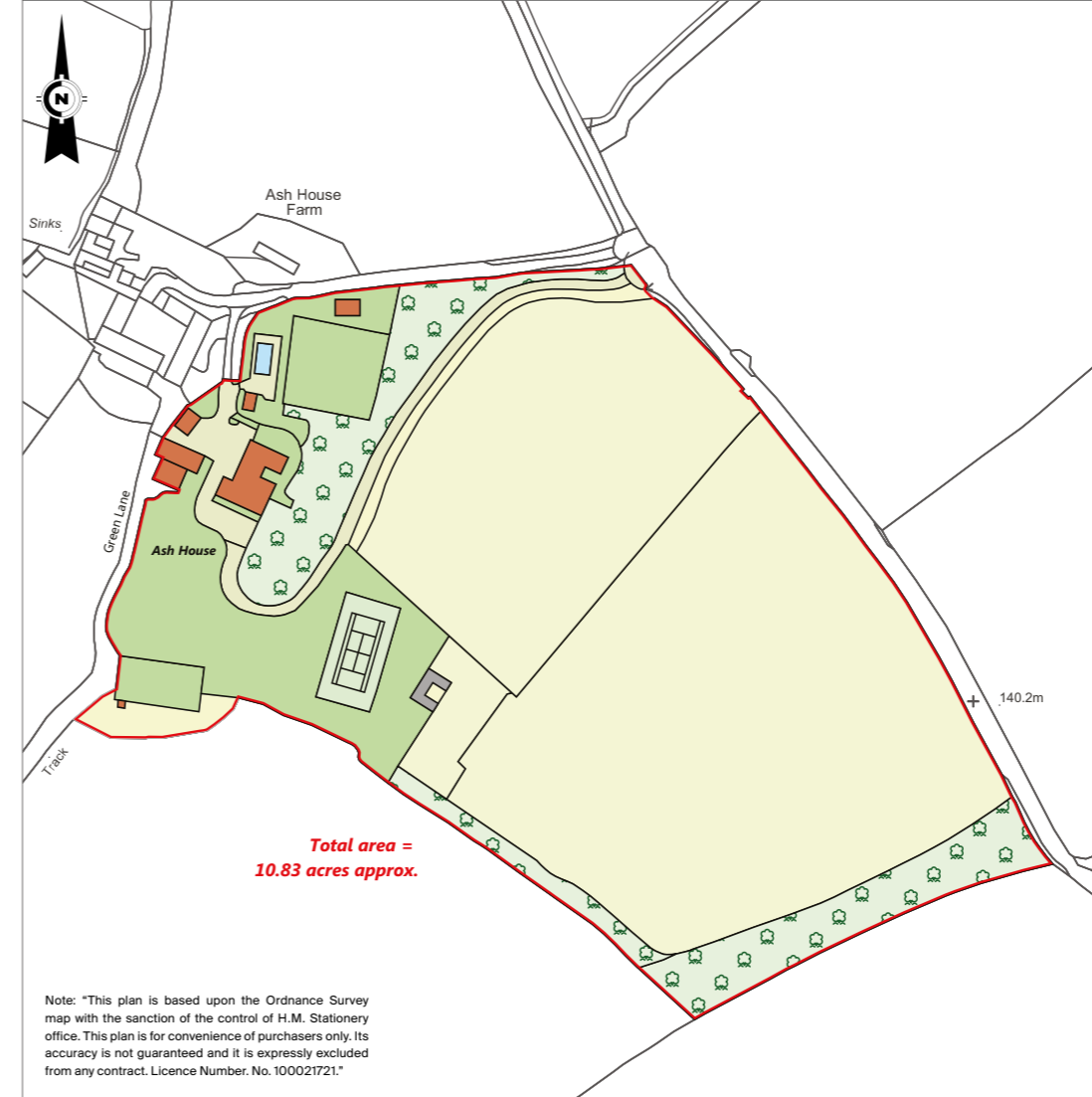
First Floor



Gardens and Grounds

One the key features of this house are the impressive grounds. As well as the spacious lawns to the side and front of the house. There are two stunning walled gardens as well as a lovely tennis court and an outdoor heated swimming pool with a pool shed and adjacent potting shed. For anybody with an equestrian interest there are stables which provide a tack room, three standard stables, a large stable and large machine/storage room. There is also a field which is circa 6 acres and includes the beech wood at the top with a separate green lane up the side of the field leading to the wood. This provides a wonderful circular walk through the grounds.

The garage, understood to be a former threshing barn also provides excellent parking for potentially three vehicles additionally a two bay cart port with office over and the substantial yard for storage/ parking. There is also a workshop off and two adjoining wood stores. In addition there is a gym and a pottery work shop adjoining the garage – both self-contained areas. There is also a beautiful pond in the grounds.



Services

Mains electricity, water. Private drainage. Oil fired heating.

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.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel. 01803 861234.

Viewing

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

Directions (TQ6 0LR)

From Totnes follow the A381 through Harbertonford and continue to the Halwell Garage. Turn left onto the A3122 to Dartmouth past Woodlands and after approximately 1.5 miles turn right (just before Sportsmans Arms on left) signposted Ash, Bugford. At Bugford take the road right and then next left. Proceed through Bugford up a short steep hill and continue until you reach Ash Cross. Ignore sat nav and proceed straight on. The entrance to Ash House is c.300ms ahead on the right and is formed by original stone gate posts set back from the road.

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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