

Ash House, Throwleigh, Devon



A lovely home **ideally located** on the edge of a village and in the Dartmoor National Park.

Distances

Chagford 3 miles, Exeter 20 miles (London Paddington 2 hours)
(All distances and times are approximate)

Summary of accommodation

Kitchen breakfast room | Dining room | Living room | Utility room
Music room

Four bedrooms (one en suite) | Further study/bedroom | Family bathroom

Garage | Store

Situation

Ash House is situated close to the much sought after village of Throwleigh on the northern edge of the Dartmoor National Park adjoining open moorland. The setting of the property, with the direct access onto the moorland is ideal for riding and walking enthusiasts.

The property is also readily accessible to the A30 dual carriageway, about four miles away, which gives access to the M5 at Exeter. The A30 dual carriageway is within easy reach, providing easy access to the M5 Motorway, and a mainline train station at Exeter, with regular services to London Paddington in just over 2 hours.

The village of Throwleigh has a church, general store/post office and village hall and pub with a vibrant community. The attractive stannary town of Chagford lies about three miles to the southeast and has an interesting variety of shops, inns and restaurants, including three Michelin starred Gidleigh Park. There are golf courses at Bovey Castle, Okehampton and Exeter. The market town of Okehampton, about seven miles away offers a greater variety of shopping and recreational facilities, including a Waitrose supermarket.

There are many excellent primary and secondary schools in the area, and first class private schools can be found at Exeter, Tavistock and Tiverton.

The property is situated with direct access on the northern edge of the Dartmoor National Park, which covers approximately 365 square miles of beautiful and unspoilt moorland scenery, providing endless opportunities for walking, cycling and riding in the area. There are many rivers for fishing nearby and the North Devon and Cornish coastline are within easy reach.





The property

Ash House is a beautiful property with huge character and charm. It has a lovely kitchen breakfast room with an AGA which leads directly onto the garden. There is also a further dining room and sitting room making it ideal for entertaining as well as a separate office. There is a well equipped utility and also a further space which is currently used as a boot room.

On the first floor there are four bedrooms and a study/bedroom as well as family bathroom. From many of these key rooms there are lovely views across the Moor.

In addition there is an attractive garden which is ideal for al fresco dining and entertaining with many mature shrubs and trees. The house also benefits from a garage and a further store room.

Services

Mains water, electricity, oil fired central heating. Private drainage.

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.

Property information

Tenure: Freehold

Local Authority: West Devon Borough Council, Kilworthy Park, Tavistock, Devon PL19 0BZ Tel: 01822 813600

Council Tax: Band D

EPC Rating: E

Guide Price: £750,000

Viewing

Strictly by appointment only with agents Knight Frank

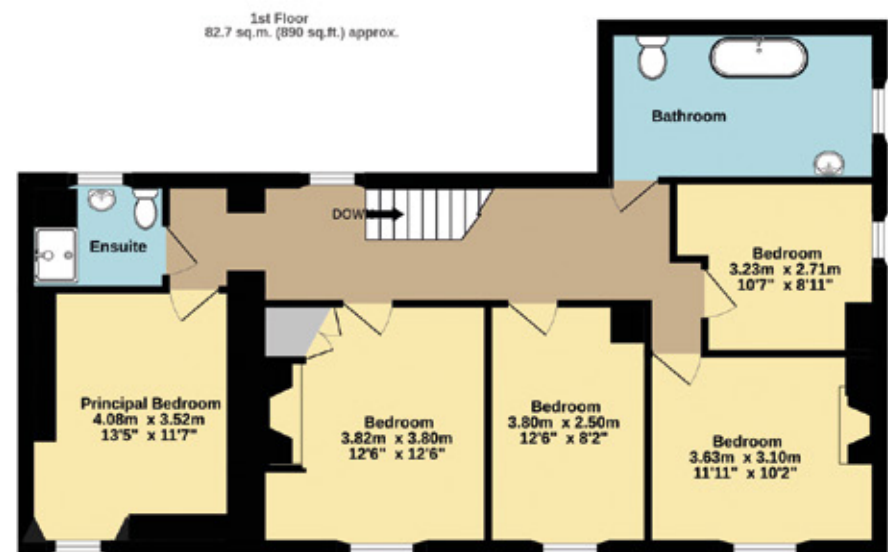
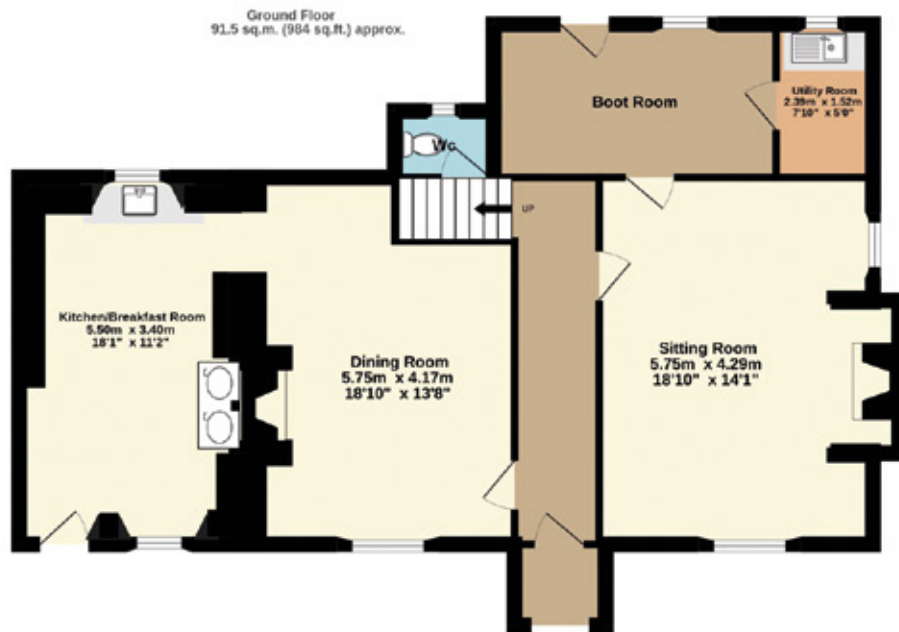
Tel: 01392 423111



Directions (Postcode EX20 2QG)

From Exeter and the M5 motorway, take the A30 west towards Okehampton. After about 14 miles, at Whiddon Down, turn left signposted to Whiddon Down. Proceed through Whiddon Down and follow signs to Throwleigh. Take the Throwleigh Road from Whiddon Down and Ash House is the first Hamlet you come to on this road.





Outbuildings
17.2 sq.m. (185 sq.ft.) approx.



Approximate Gross Internal Floor Area
2060 sq ft / 191.4 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.

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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 December 2022. Photographs dated December 2022.
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