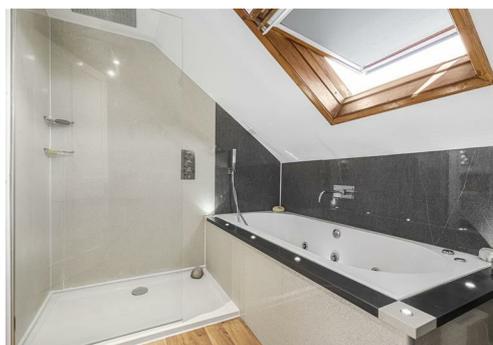




Clitheroe

Clitheroe, St. Lawrence Lane, Ashburton, Newton Abbot, Devon, TQ13 7DD



Totnes: 7.5 miles, Exeter: 19 miles,
Plymouth: 24 miles

A most impressive, semi-detached,
Victorian family home, within walking
distance of the town centre to one of
Dartmoor's most revered towns.

- Attractive period property
- 2124sqft of accommodation
- Good access to main roads
- Close to amenities
- Social reception space
- 5 Comfortable bedrooms
- Courtyard garden
- Off-road parking
- Freehold
- Council tax band: D

Guide Price £550,000

SITUATION

The property is situated within the former stannary town of Ashburton, nominated as one of the UK's Top 300 best places to live by Muddy Stiletto for 2025.

The town has a lively range of shopping facilities, with a range of independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within a short distance of the town and there are mainline railway stations to London Paddington at Newton Abbot and Totnes. Both primary and secondary educational facilities can be found in the town whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

DESCRIPTION

Clitheroe is a fine example of a traditional Victorian residence, that has been sympathetically presented to showcase some of the property's most attractive period features. Offering expansive accommodation across three storeys totalling over 2,000sqft, it ensures comfortable family living that combines social reception spaces on the ground floor, and five bedrooms on the first and second floors with two en-suites and a family bathroom. Outside, there is a pretty, south facing, courtyard garden that is accompanied by off-road parking for two vehicles and a single garage.

ACCOMMODATION

A spacious entrance hall leads to the principal reception rooms, including a generous sitting room with bay window and central fireplace, and a separate dining room with French doors opening to the garden. The kitchen/breakfast room spans the full depth of the house, offering ample space for informal dining and fitted with a range of units. A useful cloakroom completes the ground floor.

On the first floor, there are four double bedrooms, each with their own charm, with the second bedroom benefitting from an en suite

shower room, while the third enjoys the added space from the impressive bay window. A well-appointed family bathroom serves the remaining rooms.

The top floor is arranged as a superb principal bedroom suite, featuring a spacious double bedroom, excellent storage, and a generous en suite bathroom. A separate store room and access to eaves storage complete this level.

OUTSIDE

To the southern aspect of the property is a pretty courtyard garden; providing ample space for outdoor seating or dining that is accompanied by a range of vibrant and mature shrubbery.

A separate, attached, single garage is located nearby, providing useful additional storage. One of the parking spaces are situated in front of the garage, while the other is beside the property.

SERVICES

All mains services connected, gas-fired central heating. Ofcom advises that mobile coverage via the major providers is likely and ultrafast broadband is available.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. Tel: 01626 832093. Email: hq@dartmoor-npa.gov.uk.

DIRECTIONS

From Exeter proceed on the A38 towards Plymouth and take the first slip road exit to Ashburton (B3352) after 16 miles. Proceed into the town passing the hospital and the war memorial and after half a mile turn left onto St Lawrence Lane. Proceed past the post office, where the property can be found after a third of a mile on the left hand side.

What3Words: ///kick.serve.storyline



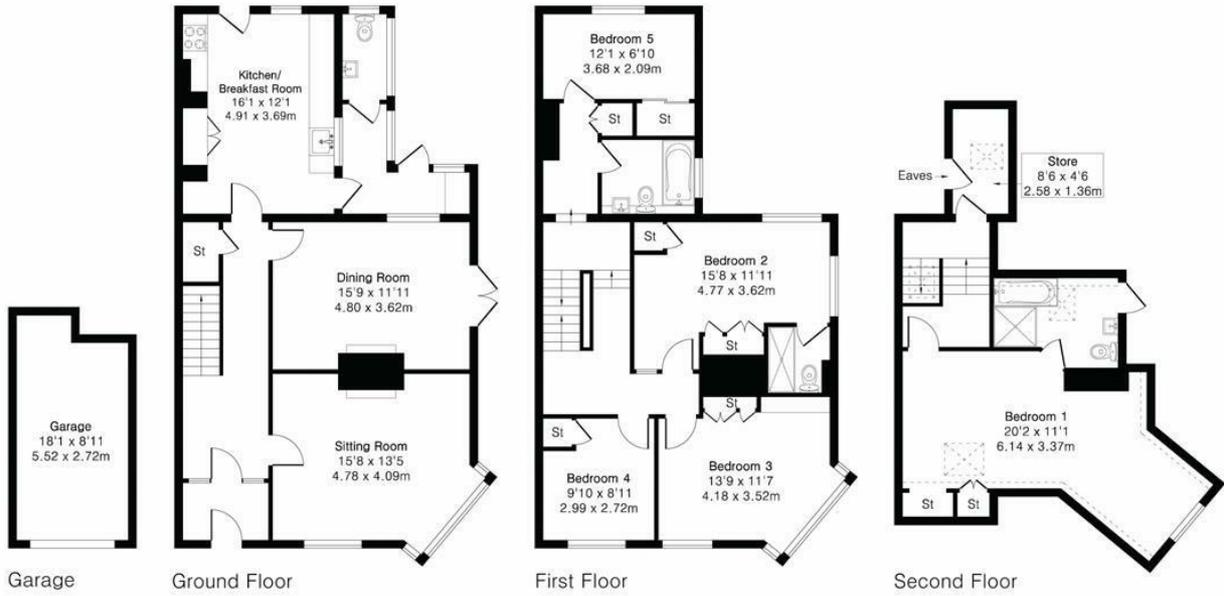
**Approximate Gross Internal Area 2124 sq ft - 197 sq m
(Excluding Garage)**

Ground Floor Area 886 sq ft – 82 sq m

First Floor Area 789 sq ft – 73 sq m

Second Floor Area 449 sq ft – 42 sq m

Garage Area 152 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Net energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk