



A S H W E L L H O U S E







Ashwell House

Halwell, Devon TQ9 7LB

- Totnes 6.5 miles
- Dartmouth 10.9 miles
- Exeter 35.2 miles

A stunning late 16th century, Grade 2 listed farmhouse and detached cottage, with beautiful, landscaped gardens, ponds, lake and 3-hole golf course

- A completely renovated and updated property and cottage
- In total 5 bedrooms, family bathroom, 2 en-suite bath/shower-rooms and downstairs WC.
- Detached 1 bed cottage with flexible living space upstairs/ possible 2nd bedroom
- Cat 5 cabling throughout with excellent internet access via Starlink
- Outbuildings include a large, detached granary barn housing gym
 - Gardens and grounds of circa 4.5 acres
- Former tennis court now a productive fruit and vegetable area
 - Three hole golf course
 - Council Tax Band G. Freehold.

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Location

Ashwell House is located in an accessible yet rural and central part of the South Hams. The hamlet of Ashwell is just 6.5 miles from Totnes where there is a mainline railway station to London. Good access can be gained to a number of popular towns in the area with Kingsbridge 8 miles and Dartmouth is 11 miles away. The nearest beach can be found at Slapton Sands (8 miles) to the south and the A38/Devon Expressway (9.5 miles) to the north. International airports are accessible at Exeter and Bristol.

Description

Ashwell House is a beautifully renovated late 16th Century Grade II Listed house, situated in the peaceful hamlet of Ashwell. Within its grounds Ashwell Cottage provides further accommodation as well as a valuable source of income as a desirable holiday let and is managed by the vendors. A spacious, former granary barn within the grounds has been adapted to include a gymnasium, as well as much storage space.

The vendors completely restored and updated the house and cottage in 2018, to include new plumbing, central heating boilers and radiators, virtually all new electrics and many new windows, floors and ceilings, to create a home of immense character and comfort. At that time Cat 5 cabling was installed throughout the house and cottage, along with underfloor heating in virtually all the rooms on the ground floor (excepting the hallway) and throughout the Cottage.





Accommodation

An inner courtyard leads to the main front door of the house, with a further door into the kitchen/breakfast room area. The well-equipped kitchen features a Treyone bespoke range of base and eye-level units with dark granite worktops and central island, along with a black, electric Dual Control 3 oven Aga with integrated LP gas hob module. A 'Quooker' instant hot water tap, Neff under counter fridge, limestone floor and variety of lighting options provides many opportunities for easy and stylish dining. The attached utility room features further kitchen units, microwave, a wine fridge and space/plumbing for a washing machine, tumble dryer and American fridge-freezer.

The south facing drawing room with adjacent snug overlook the lovely gardens and pond beyond, with both rooms featuring shutters, window seats, wood-burning stoves and wide engineered-oak floors. In the drawing room is also a large, original stone fireplace with a slate hearth and cupboards.

Adjacent to the drawing room is the original cross-passage of the house, now used as a reception hall, the main front door on the north side and French doors on the south, leading down to a sandstone patio overlooking the pond and garden. The reception hall area incorporates a ground floor cloakroom, a secondary utility space with Belfast sink and coat cupboard.

At the end of the cross passage is the eastern extension of the house, believed to date from the first part of the 20th century, and which leads to a light-filled music room, with French doors opening down to the patio. Above this is a spacious double-aspect guest suite, with adjoining bath and shower room, along with the hot water cylinder - all of which could form a separate annexe within the main house.

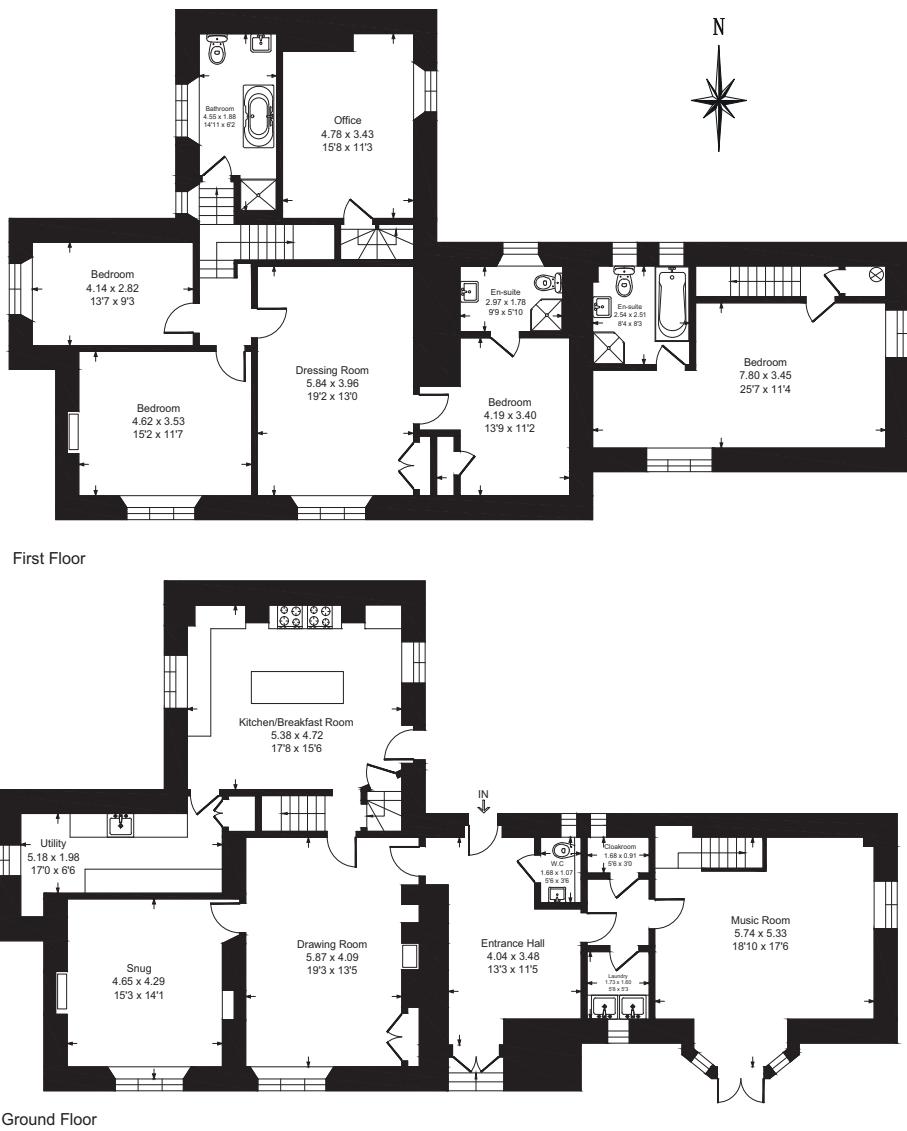
Back in the original part of the house the main stairway divides into two at the top. On one side is a family bathroom with a rolltop bath and claw bath, separate walk-in shower and adjoining bedroom (currently used as an office), with its own 'secret' back stairway leading back down to the kitchen.

On the other side of the landing are additional bedrooms, including the master bedroom suite. One of the bedrooms (double) overlooks the lane with a further bedroom (double) containing a feature cast iron fireplace and window overlooking the ponds to the South. The main bedroom suite comprises two rooms – a spacious dressing room and adjacent bedroom – both with vaulted ceilings, exposed ceiling timbers and south-facing views over the garden and ponds, along with an en-suite shower room.





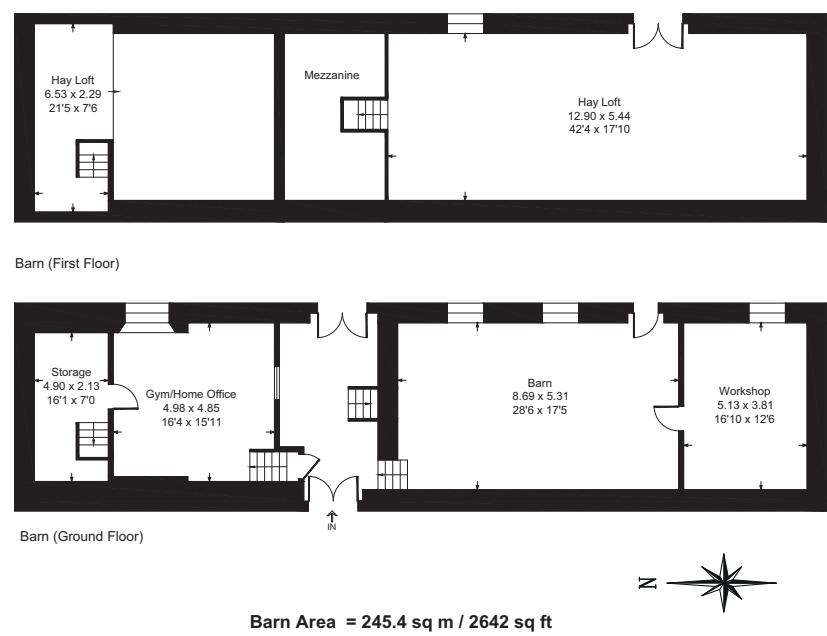
Ashwell House



Outbuildings

Within the courtyard there is also a former stone granary barn, now used in a variety of ways. At one end is a workshop and borehole water-supply holding tank, with the associated filtration system. At the other end of the barn are stone steps leading up to the gym (with rubber crumb flooring, to remain) along with a great deal of storage space on the mezzanine level and elsewhere. On the outside of the barn is the other EV charging point.

Barns





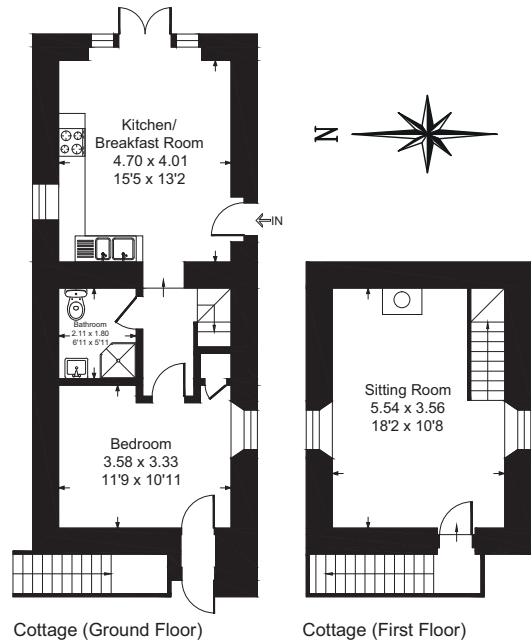
Ashwell Cottage

Situated across the gravel driveway is Ashwell Cottage, with its own charming patio and garden accessed via the kitchen or through its garden gate and which features a stone bench, water feature and glorious views beyond.

The vaulted kitchen has exposed ceiling timbers and a range of base-level units with black granite worktops, incorporating Bosch integrated appliances and induction hob. There is a tiled floor throughout the ground floor of the property, which benefits from electric underfloor as well as oil-fired heating. The ground floor of the cottage includes a double bedroom with inbuilt wardrobe and an adjacent shower room. Upstairs, a vaulted ceiling sitting room and cylindrical woodburning stove on a slate hearth provide additional comfort and space for guests to relax.

Outside the cottage is one of the two EV charging points and the oil-fired boiler. The cottage is a successful Airbnb property and is currently let between April and September every year.

Ashwell Cottage



Cottage Area = 67.7 sq m / 729 sq ft

Gardens & Grounds

A particular feature of the property are the surrounding grounds and gardens, with wonderful countryside beyond. This whole area has been thoughtfully and tastefully landscaped by the vendors.

The gardens rise to the north side of the house, where there are various outbuildings, one used to house the ride-on mower and a separate, segregated paddock area of land where a chicken coop is located.

To the southern side of the property are three large interconnecting ponds, all beautifully landscaped with a spectacular waterfall. (Note: A comprehensive water management system exists allowing for waterfall activity, even during dry spells).

An attractive fountain in the upper pond adds to the visual interest, along with the planting schemes, which have been designed to complement the surrounding landscape and provide a haven for a large variety of birds and wildlife. Since landscaping, the owners have planted a wide variety of shrubs and specimen trees (eg Tulip tree, acers, Forest Pansy, Magnolia, Weeping Pear, Liquidambar etc), to add to the many established trees and plants that were here on their arrival. A plant list is available upon request.

Above the three ponds is a former tennis court with a Gabriel Ash cedar clad greenhouse, and a variety of raised vegetable beds and fruit trees, along with composting bins. Within this area is the electric robot garden mower and charging point, which services the golf course and adjacent area. On the far boundary is the golf course with three tees and greens, which can be played in various combinations, the longest hole being about 90 yards.

Down a further path from the main garden, a summerhouse overlooks a separate, secluded spring-fed lake, where it is sometimes possible to spot the occasional kingfisher, and which provides a further spot to contemplate and enjoy this sublime and peaceful location.

On the opposite side of the lane is Ashwell House's three bay, open-sided barn with stone pillars, currently used to house firewood.





General Remarks

Services

Oil-fired central heating throughout, with separate oil-fired boilers for the house and the cottage. Private borehole water with a UV filtration system, private septic tank drainage, mains 3-phase electricity with two EV charging points. Superfast Broadband (100 – 150 Mgs download 09.02.23) via Starlink.

Directions

From Totnes, continue along the A381 towards Kingsbridge. In Harbertonford turn right onto Moreleigh Road and proceed for about 1.5 miles, taking the right turning to Horner and Ashwell. Continue for a short distance and turn right again towards Ashwell. Continue down this lane for $\frac{3}{4}$ mile, always following signs to Ashwell, down the hill. Ashwell House is found on the right-hand side at the bottom of the hill behind one of its ponds, and through the gated, pillared entrance.

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose. All measurements are approximate.



