



Ashcross House



Ashcross House

Ash, Dartmouth, Devon, TQ6 0LR

A substantial rural home set in almost 1.5 acres of level gardens with outstanding panoramic views.

- Beautiful tranquil location
- Less than 2 miles to beach
- Five / six bedrooms
- Double garages & parking
- Gardens approaching 1.5 acres
- Outstanding countryside views
- Annex potential
- No onward chain

Offers In Excess Of £800,000

SITUATION

Dartmouth is not your average sleepy coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its world famous Royal Regatta and Naval College, Dartmouth is steeped in history and its architecture is unique to the town.

Dartmouth appeals for its variety of recreational activities on offer along its embankment and with its dynamic range of modern and quirky shops, galleries and restaurants; it offers a quality of life like no other. With over 20 events each year within the area, Dartmouth offers something for everyone.

DESCRIPTION

Ashcross House is a versatile and spacious property surrounded by delightful gardens and rural tranquillity with fabulous panoramic views of the surrounding countryside. The property provides plenty of flexible accommodation with potential for a separate annex and is conveniently located less than two miles from Blackpool Sands beach and just three miles from Dartmouth.



ACCOMMODATION

A large conservatory runs the length of the front of the property affording fabulous views of the surrounding countryside. The property has double glazing throughout and benefits from oak floors throughout the ground floor. The hallway leads to the open plan kitchen / sitting room which is light and spacious with triple aspect windows and a wood burning stove. The kitchen has a range of wall mounted and under counter cupboards with electric cooker and oven, space for dishwasher and washing machine. A rear porch has a storage cupboard housing the boiler and immersion tanks. A large downstairs bedroom at the front of the property has a dressing room and en-suite bathroom which is a three piece suite. There is a separate downstairs cloakroom with a shower.

Stairs rise to the first floor hallway with Velux windows, offering countryside views and plenty of light. Both bedroom 2 and 3 are large doubles with windows to the front aspect. Bedroom 2 has an en suite shower room with three piece suite and under eaves storage. Bedroom 3 benefits from a Juliette balcony affording views of the countryside.

The annexe offers 3 further double bedrooms, a large living room with wood burning stove, semi-open plan kitchen/dining area, a four piece bathroom, separate shower room and its own garden.

OUTSIDE

A private paved driveway provides off-street parking for up to 4 cars and leads to the double garage. The house sits just off centre on this elevated, mostly level plot which approaches 1.5 acres. Part of the grounds are divided into lawns, an allotment, and garden ponds providing plenty of space to enjoy.

The existing owners were running a kennels business from their adjacent land but will be closing down the business permanently prior to the sale of Ashcross House.

TENURE

Freehold

SERVICES

It is understood that mains electricity and water are connected. Private drainage. Property heated by LPG heating.

LOCAL AUTHORITY

South Hams District Council

DIRECTIONS

From Dartmouth, take the A1322 towards Totnes passing Norton Park. After approximately a mile, turn left in to Bugford Lane signposted Bugford and Hillfield Village. Upon reaching Bugford Nurseries, turn left signposted to Ash and Bowden. Follow this road, and Ashcross House will be found after a short distance on your left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Dartmouth office. Tel: 01803 835336.





Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

9 Duke Street, Dartmouth,
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London