



4 STAVERTON COTTAGES, ASHBURTON TQ13 7EE

4 Staverton Cottages, Ashburton

SPACE, PRIVACY AND A GREENER WAY OF LIVING ON THE EDGE OF ASHBURTON



Tucked away on the western side of Ashburton, 4 Staverton Cottages is a substantial and adaptable family home with a layout that feels both generous and easy to live with.

The ground floor brings together a spacious kitchen and dining room, comfortable sitting room with wood burner and a light-filled conservatory opening towards the garden. A separate study, utility and fourth bedroom with adjoining shower room add useful flexibility, while three further bedrooms and the family bathroom sit above, with pleasant outlooks towards the surrounding hillsides and St Andrew's Church.

Outside, the recently landscaped rear garden has been thoughtfully arranged for both entertaining and family life, with a broad paved terrace, lawn and established planting. Solar PV panels, Tesla battery storage and an EPC B rating add impressive energy credentials, while Ashburton town centre remains within easy walking distance.



Welcome



There is an easy flow to 4 Staverton Cottages from the moment you step inside. The central hall connects the principal living spaces, with the kitchen and dining room to one side, the sitting room and garden-facing conservatory to the other, while a separate study and ground-floor bedroom give the layout further versatility.

Engineered oak flooring runs through much of the ground floor, while the oak and glazed staircase brings a lighter, more contemporary feel to the centre of the house.

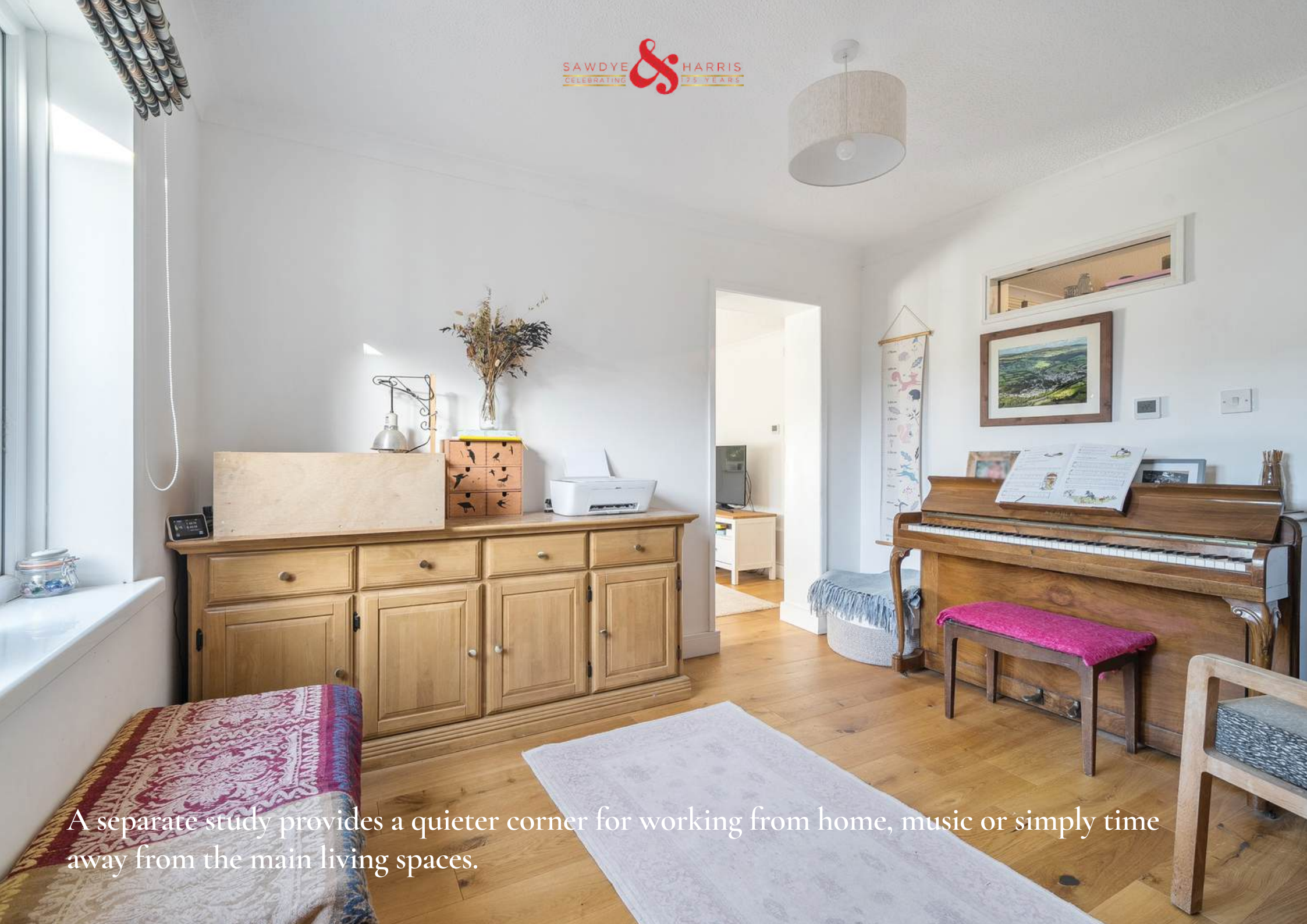
It is a home that balances sociable spaces with quieter corners, all with a strong connection to the garden beyond.

A generous, light-filled kitchen where cooking, dining and everyday life come naturally together, with the garden always in view.



The kitchen and dining room is one of the most sociable spaces in the house, generously proportioned and arranged so that cooking and dining sit comfortably alongside one another. A long run of timber-fronted cabinetry provides plenty of storage and preparation space, with the sink positioned beneath a broad window looking directly into the rear garden. Integrated appliances include a dishwasher and under-counter fridge, together with a built-in oven and gas hob.

Engineered oak flooring brings warmth and continuity, and the relationship with the conservatory and garden gives the whole space a relaxed, informal quality. It is a room that works just as well for a quiet breakfast as it does for a table full of family and friends.



A separate study provides a quieter corner for working from home, music or simply time away from the main living spaces.

A fabulous garden room, extending the living space towards the terrace and creating an easy connection with the outdoors.

Upstairs, three bedrooms are arranged around a central landing, each enjoying its own outlook.

The two front bedrooms look towards the neighbouring green hillsides, while the rear bedroom has a view towards St Andrew's Church and incorporates useful fitted storage. The family bathroom completes the first-floor accommodation.





Peaceful first-floor bedrooms with open outlooks towards the surrounding hillsides.



The family bathroom serves the three first-floor bedrooms, while the ground floor has a beautifully finished contemporary shower room, with a generous walk-in shower, sleek vanity unit and stylish large-format tiling — a striking addition that works especially well alongside the fourth bedroom or for visiting guests

Made for long lunches, summer evenings and an easy flow from inside to out.

Outside

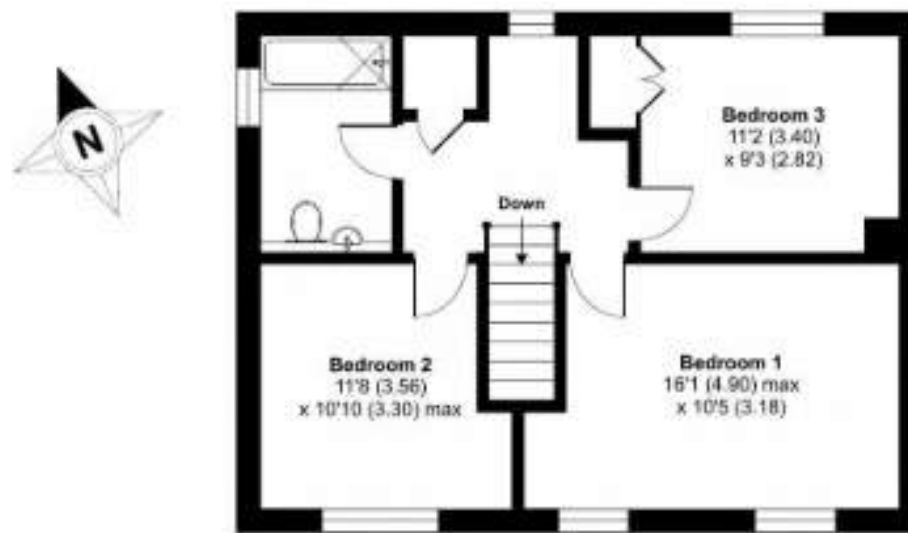
The rear garden has been recently landscaped to create a considered extension of the living space, with areas for entertaining, relaxing and everyday family life.

Immediately behind the house, a broad paved terrace provides generous space for outdoor dining and seating, with wide steps rising towards the lawn beyond.

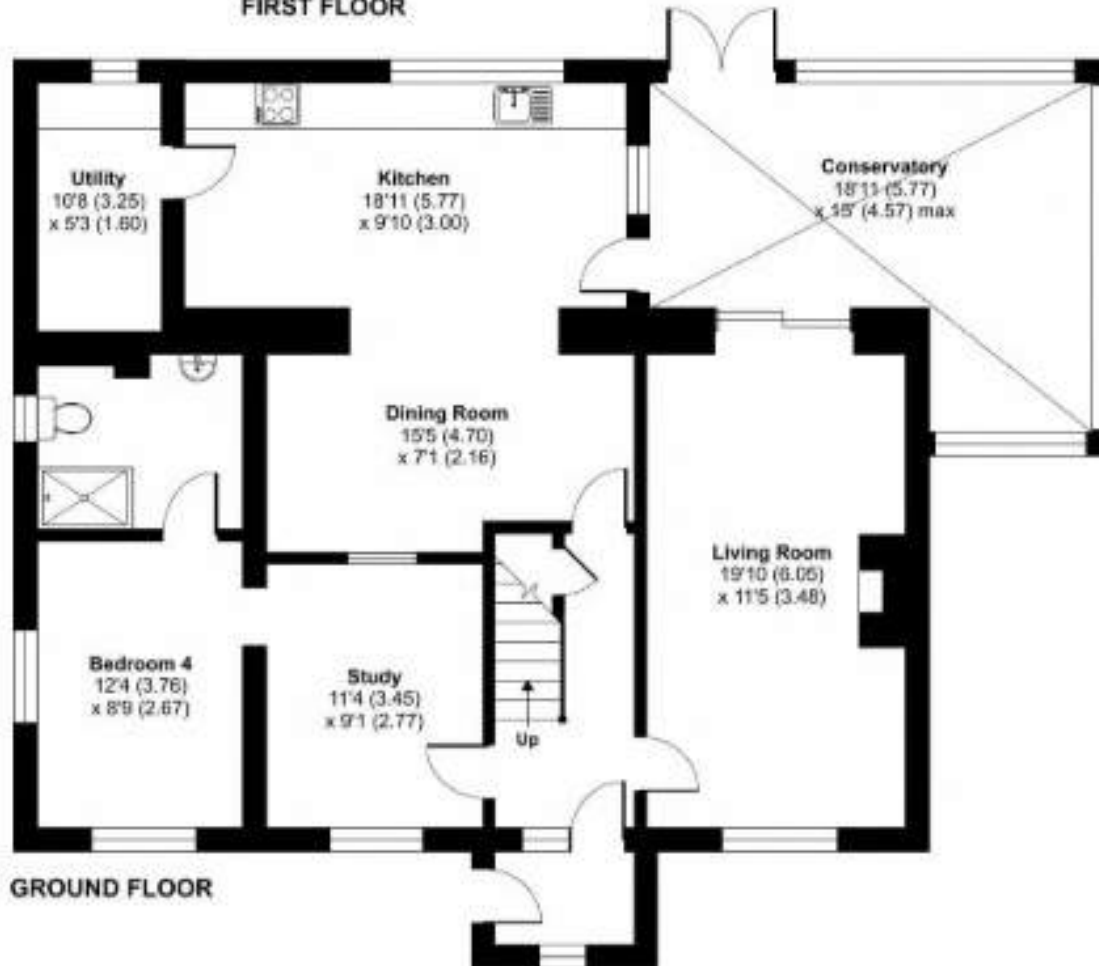
Established planting, mature trees and enclosed boundaries give the garden a settled and private feel, while the lawn provides generous space for children, gardening or simply relaxing outside.







FIRST FLOOR



GROUND FLOOR

Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX BAND - E

EPC - B

SERVICES

The property has all mains services connected.

A GREENER WAY OF LIVING

Energy efficiency is a notable feature of the property. Solar photovoltaic panels are complemented by Tesla home battery storage, allowing electricity generated during the day to be stored for later use. The solar PV installation benefits from a feed-in tariff; please contact the agents for further information.

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below -

[Key Facts for Buyers - click here](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML Provider to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS COMPETITION AND CONSUMERS ACT 2024

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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About... Ashburton

Ashburton is one of Dartmoor's most appealing small towns, combining a strong sense of community with an excellent range of independent shops, cafés and everyday amenities. From 4 Staverton Cottages, the town centre is within easy walking distance, making it possible to enjoy much of daily life without relying on the car.

The town sits on the eastern edge of Dartmoor National Park, with open countryside and moorland landscapes close at hand for walking, cycling and riding. Ashburton itself has a lively, individual character, with a good selection of food shops, specialist retailers, cafés and places to eat, together with schools and useful local services.

For those travelling further afield, the A38 provides convenient road connections towards Exeter and Plymouth, while Newton Abbot offers a mainline rail service to London and other major destinations.

What makes Ashburton particularly attractive is the balance it offers: a historic market town atmosphere, immediate access to Dartmoor and straightforward connections across South Devon. From Staverton Cottages, that combination is especially accessible, with the town centre close by and the countryside never far away.



★ TRANSACTION READY ★



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack



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OLD TOTNES ROAD, ASHBURTON



SCAN ME
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A
VIEWING

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