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Butlers Retreat, Wickeridge Mews, Woodland, Nr Ashburton TQ13 7JT

A superbly presented and highly individual home created from a traditional stables and outbuilding, located within a peaceful rural setting less than ten minutes' drive of Ashburton and the A38

Hall | Cloaks/Utility | Living Room with Wood-Burner | Conservatory-Dining Room
Stylish Kitchen-Breakfast Room | Three Double Bedrooms | Bathroom | Shower Room
Attractively Landscaped Patio Gardens | Two Garages and Parking for Two Cars

£550,000

Situation & Description

In a tucked-away setting in the heart of the countryside, Butlers Retreat is a light and airy conversion of a two-storey period building, originally stable buildings to Wickeridge House, offering a unique home with particularly spacious room sizes.

The flexible and very well presented accommodation combines the character of an older building with the comforts and specification for modern-day life. The living room has a wood burning stove and there is propane gas fired heating via radiators. The windows are mainly double glazed, and several rooms enjoy pleasant outlooks over the gardens and countryside. We understand there are PV panels to the garage roof and that the roof covering of the house was replaced in recent years.

The gardens wrap around the property and have been laid out for ease of maintenance. They include various paved courtyards, and gravelled areas interspersed with raised beds. Ample parking is provided by the two garages and adjoining parking areas. plus designated visitor's parking.

Butlers Retreat is approached over a long imposing drive, shared with a handful of properties, which leads off the Ashburton to Woodland Road, and is within walking distance of the Rising Sun country inn. Whilst set in rolling countryside, the property is highly accessible, being less than two miles from the A38 Expressway, bringing Exeter and Plymouth within easy commuting distance. The local towns of Ashburton, Newton Abbot and Totnes each provide a good range of everyday shops and amenities and the scenic landscape of Dartmoor National Park is close to hand.

Council Tax Band: Band E at the time of preparing these particulars
Tenure: Freehold

Please Note

Every care has been taken in the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point that is of particular importance to you, we will be pleased to check it for you. All measurements (including garden/land sizes) are approximate. Floor plans are for illustrative purposes only and not to scale. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The Agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. The Agent has not had sight of the Title documents. We may refer buyers and sellers to conveyancing services provided by GA Solicitors and Howard & Over Solicitors. You are under no obligation to use either of these firms. However, should you decide to do so we may receive a referral fee of £100 for a sale or purchase that proceeds to completion. As we provide a regular supply of work to both firms of solicitors any referral fee is not added to your conveyancing quote.





Hall
Part glazed entrance door. Tiled flooring. Window with tiled sill. Radiator. Part glazed door to the garden. Steps down to lower ground floor and steps up to kitchen.

Cloakroom/Utility
White WC and wash basin. Tiled flooring as in the hall. Worktop with plumbing for washing machine beneath and space for dryer. Wall cupboard. Radiator/towel rail. Obscure glazed window. Extractor.

Living Room
Windows at either end including a door to the garden. Engineered wood flooring. Villager wood burning stove on polished granite hearth. Radiator. Wide timber door with ornate etched glass panels to

Conservatory-Dining Room
Windows on three sides with views over the garden. French doors opening to the garden. Wall mounted electric heater.



Kitchen/Breakfast Room
Fitted with a range of grey fronted of units with wood-finish worktops. White butlers-style sink. Integrated dishwasher. Belling farmhouse style cooker with filter hood over. Engineered wood flooring. Two radiators. Window overlooking the garden. Large secondary double glazed sash window to end wall and two further windows. Stairs to lower ground floor. Hatch to loft space with useful storage space.



Inner Landing
with door to bedroom one and stairs to the lower ground floor.

Bedroom 1
Two windows with far reaching outlook over countryside. Radiator. Part glazed door to

En-Suite Bathroom
White suite of bath with shower over and glazed screen, wash basin inset to top with cupboard beneath and WC. Wall cupboard. Tiled walls around bath, basin and WC. Radiator/towel rail. Velux roof window. Tiled floor. Extractor.



Lower Ground Floor

Hall
Window with tiled sill. Radiator. Understairs storage cupboard. Part glazed door to outside.

Bedroom 2
Window overlooking the front entrance area. Radiator.

Shower Room
White suite of shower cubicle with glazed enclosure, wash basin with cupboard beneath and WC. Radiator/towel rail. Fully tiled walls. Tiled floor. Extractor.

Bedroom 3
Feature arched window overlooking the courtyard. Radiator. Window with tiled sill. Door and tiled steps to the main entrance hall.



Outside
Butlers Retreat is approached over a long driveway shared with Wickeridge House and the neighbouring dwellings. The drive for Wickeridge Mews forks to the right and this is where, on the right, the two garages are. Each have individual up and over doors, loft storage area, power/light connected and personal doors at the rear to a useful outside covered storage area.

The property is situated opposite the garages, across the shared courtyard drive. A metal pedestrian gate for Butlers Retreat opens to a gravelled reception area and paved path leading to the main entrance.

Garden
The gardens have been attractively laid out in a courtyard style, with various paved and gravelled areas for sitting out and ideal for container plants and with raised beds.

The garden has direct pedestrian access to the drive, and a boiler room which houses the boiler, and with electric light, power and dry storage. There are two log stores.

Directions
Travelling west towards Plymouth on the A38, take the road signposted Woodland and Denbury which is located between the Goodstone/Caton slip road and the first Ashburton turn off at Linhay. Proceed along this lane for 1.4 miles and the driveway for Wickeridge House and Mews will be found on the right (before you reach the Rising Sun Inn). Go down the drive and at the end bear right. Once in the courtyard, the garages will be seen in the top right hand corner, with Butlers Retreat on the left. Please park in the visitors spaces on the left.

Additional Information
Mains water and electric. Septic tank drainage and LPG gas fired heating.

Standard broadband should be available, as per Ofcom website. We have been advised by the sellers that they currently have Starlink broadband. Mobile signal ranges from good outdoor to variable outdoor, as per Ofcom website.

Anti-Money Laundering (AML) Compliance
To comply with UK Anti Money Laundering legislation, all estate agents are required to complete ID verification checks on all sellers and buyers, to apply ongoing monitoring until the transaction ends and to verify the legitimate source of funds of every buyer. We conduct these checks through an independent specialist service provider, alongside our own internal due diligence, and there is a fee of £24 (£20 plus VAT) per person. This is not a credit check so it will have no effect on your credit history.









Butlers Retreat, Wickeridge, Woodland, Ashburton, Newton Abbot, TQ13

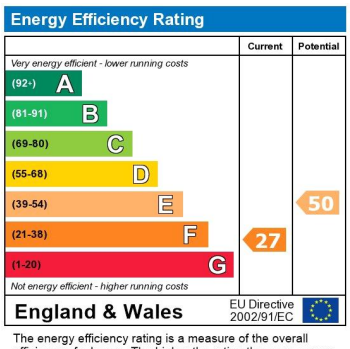
Denotes restricted head height

Approximate Area = 1751 sq ft / 162.6 sq m
Limited Use Area(s) = 141 sq ft / 13 sq m
Garage = 447 sq ft / 41.5 sq m
Outbuilding = 14 sq ft / 1.3 sq m
Total = 2353 sq ft / 218.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Howard Douglas. REF: 1500691

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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