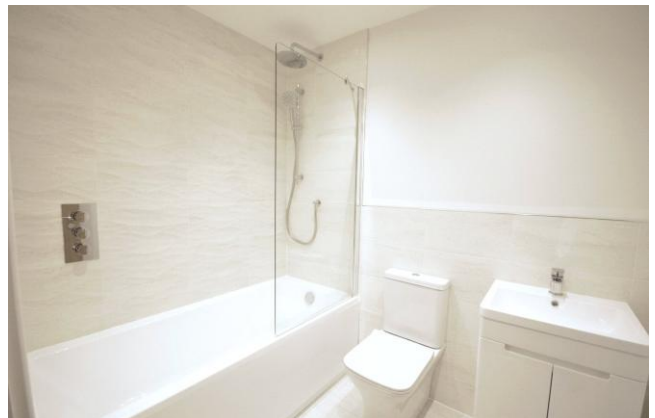


Weston Farm Estate, Ashcombe Road, Higher Dawlish Water, Dawlish, Devon, EX7 0QW.

A spacious four-bedroom barn conversion with separate lounge, dining hall and kitchen/day room. There are gardens on two sides of the barn overlooking the meadow and countryside beyond. All the bedrooms have vaulted ceilings, with stunning views from the main suite.



Rent £2,550 per calendar month

Deposit £2,942

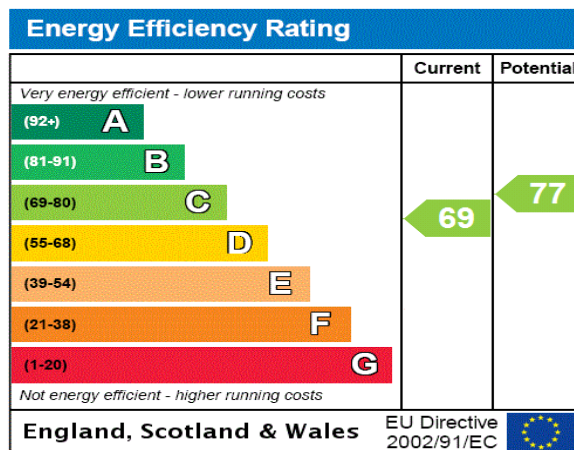
TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL WILKINSON GRANT LETTINGS ON 01392 455920

AVAILABLE: September 2026

EXETER LETTINGS: 01392 455920 | lettings@wilkinsongrant.co.uk

Holding Deposit: £588

Payable upon application approval and offset against the first month's rent.



OVERVIEW

- Available September 2026
- Four Double Bedrooms (Two En Suite)
- Main with Balcony
- Three Bathrooms
- Semi-Rural Location
- Beautiful Countryside Views
- Ample Parking
- Council Tax Band-E
- EPC-C

DESCRIPTION

A spacious four-bedroom barn conversion with separate lounge, dining hall and kitchen / day room. There are gardens on two sides of the barn overlooking the meadow and countryside beyond. All the bedrooms have vaulted ceilings, with stunning views from the main suite.

ACCOMODATION COMPRISES Door to entrance hall-

ENTRANCE HALL / DINING ROOM 17'2" x 11'4" (5.23m x 3.45m)

Doors to -

KITCHEN / DAY ROOM 18'7" x 17'4" (5.66m x 5.28m)

Large kitchen with a range of floor and wall mounted cupboards and drawer units with Quartz worktop. Island with three drop down light fittings over. Integral single oven and single microwave / combi oven and warming drawer and induction hob with extractor hood over. Integral fridge and freezer, dishwasher and wine cooler. Belfast sink and swan neck mono tap over. Sliding patio doors

leading to garden with stunning views over the countryside and window to front aspect.

UTILITY ROOM Wall mounted unit and marble worktop. Plumbing for washing machine and space for tumble dryer.

DOWNSTAIRS WC Low level WC, wash hand basin and storage unit below.



SITTING ROOM 18'7" x 11'4" (5.66m x 3.45m)

Spacious sitting room with sliding patio doors leading front garden. Obscured double glazed window to rear aspect. Log burner.

FIRST FLOOR LANDING Two storage cupboards and radiator. Doors to -

BEDROOM ONE 15'11" x 12'4" (4.85m x 3.76m)

Beautiful main bedroom with original beams, Velux window and Juliet balcony to side aspect with viewings over the countryside. Walk in wardrobe. Doors to -

BATHROOM Bath with shower over, low level WC and wash hand basin with storage cupboard under.

BEDROOM FOUR 10'6" x 10'5" (3.2m x 3.18m)
Original beams, double glazed window to rear aspect and radiator.

EN SUITE Bath, separate shower, low level WC and wash hand basin with storage cupboard under.

BEDROOM TWO 11'9" x 9'4" (3.58m x 2.84m)
Large double bedroom with original beams, double glazed window to front aspect and radiator.



BEDROOM THREE 11'9" x 9'4" (3.58m x 2.84m)
Spacious double with original beams, double glazed window to front aspect and radiator.
Doors to -

EN SUITE Shower, low level WC and wash hand basin with storage cupboard under.

OUTSIDE The property boasts a beautiful garden with far reaching views over the countryside, patio and grassed areas, together with a gravelled driveway offering ample parking.

SERVICES BROADBAND-Potential to connect to BT and Sky in the area.

SERVICES- Gas mains, water mains and electric mains

PARKING- On Driveway

COUNCIL TAX-E

DIRECTIONS

PLEASE AVOID USING SAT NAV.

From Exeter proceed south on the A38 and take the left fork onto the A380 over Haldon Hill signposted to Torquay.

///vandalism.essay.daydreams

After 3.5 miles take Ashcombe Cross exit onto the B3192 towards Teignmouth.

At the roundabout DO NOT TAKE the 1st exit (to the village of Ashcombe).

Take the 2nd exit (straight ahead) towards Teignmouth & Shaldon and continue for 2 miles.

DO NOT TAKE the first left turn (after 1.4 miles) signposted to Ashcombe Adventure / Ashcombe Cottages & Activities.

Continue for 0.6 mile and take the next left signposted Ashcombe & Dawlish.

After 0.4 mile take the next left signposted Ashcombe Towers & Ashcombe.

Proceed for 1.7 miles until you reach a 'T' junction, turn right.

Continue 0.4 mile and take the next right-hand fork in the road signposted Weston Farm Estate and Ridge Referrals.

The road bears right, cross over the bridge and turn left on to Weston Farm Estate.