

HOWARD DOUGLAS

t: 01364 652656
e: post@howarddouglas.co.uk

howarddouglas.co.uk

Swallows Nest, Dolbeare, Ashburton, Devon TQ13 7LB

A most attractively presented attached period cottage with good sized garden , situated on the edge of Ashburton with easy access to the A38 for Plymouth and Exeter

Open-Plan Living Area and Kitchen | Two Bedrooms | Bathroom/WC | PV Panels | Air-Source Heat Pump | Character Features | Good Sized Garden | Parking for Two Cars

Guide Price £295,000

Situation & Description

Dolbeare is a small hamlet positioned around one mile east of Ashburton, on the south side of the A38 off the Linhay slip road. It consists of a handful of properties and has a semi-rural feel. Ashburton town centre with its excellent range of shops, numerous cafes/restaurants, post office, primary school and health centre is a fifteen minute walk and the South Dartmoor Academy just over five minutes.

Dolbeare lies just outside the boundary of Dartmoor National Park and the spectacular landscape of the open moor is readily accessible, whilst the South Devon coast with its sandy beaches and sheltered coves is around 40 minutes by car. The towns of Totnes and Newton Abbot are both around a 20 minute car journey and have mainline railway stations.

Swallows Nest is an appealing Grade II listed cottage with a characterful open-plan living and kitchen-dining space on the ground floor and two bedrooms plus bathroom on the first floor. The living space has a cosy wood-burner, installed a couple of years ago, and central heating via an air-source heat pump plus array of PV panels was installed towards the end of 2025.

Planning and listed buildings consent have been granted to enlarge the existing windows and add a pair of glazed doors on the south-side garden aspect, together with a porch by the entrance on the far side of the cottage. There is also potential to extend the property outwards or within the roof space, subject to consents.

The part-walled garden is of a good size with gently sloping lawn and various shrubs and trees, and there is parking for a couple of cars.

Council Tax Band: Band B (Teignbridge District Council)
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



Living Room, Dining Room and Kitchen

26'2" x 15'2 Timber and glazed entrance door. Large fireplace with wood-burner on a raised hearth. Windows to two aspects. Radiator. KITCHEN-DINING AREA with kitchen cupboards and drawers with tiled worktops and inset GROHE stainless steel sink. Large Island unit with tiled top and Miele electric oven and induction hob. Plumbing for washing machine and space for dryer. Integrated BOSCH dishwasher. Ceiling spotlights. Windows to two aspects. Built-in shelved pantry-style storage cupboard. Staircase in one corner of the room to the first floor.

First Floor Landing

With multi-paned sash window. Radiator. Painted wood floorboards.

Bedroom 1

16' x 11'7" Multi-paned sash windows to two aspects including overlooking the garden. Good sized bespoke fitted wardrobe. Period fireplace. Radiator. Painted wood floorboards.

Bedroom 2

An L-shaped room 10'6" x 6'7" and 6' x 4'6" by the entrance door. Fitted raised cabin bed. Multi-paned sash window overlooking the garden. Radiator. Feature leaded glass wall screen. Large walk-in storage cupboard with electric light. Access hatch to boarded roof space.

Bathroom/WC

5'6" x 5'6" Coloured suite of metal bath with mixer shower tap and overhead rain shower, wash basin and WC. Attractively tiled walls. Radiator. Extractor.

Outside

Swallows Nest is accessed via a shared private track-style drive and is positioned at the end of the drive on the left where there is a stone-chipped parking area for two cars an array of 9 ground-mounted PV panels.

This in turn leads to the garden which as previously described is for the most part lawned, part walled and with a variety of shrubs. There is plenty of space for growing vegetable or keeping a few chickens. A path leads around the side of the property, where the Heat Pump is positioned, and to the entrance area.

Council Tax

Band B at the time of preparing these particulars

Services

Mains water, drainage and electricity. Heating via the Air Source Heat Pump plus wood-burner. No Gas.

Directions

Travelling west on the A38 between Exeter and Plymouth take the Linhay exit for Ashburton. At the end of the slip road turn left signposted Dolbeare. The drive leading to Swallows Nest will be found after around a hundred yards or so on the left. Park here and walk up the drive to the far end when viewing please.















Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

2 North Street, Ashburton, Devon, TQ13 7QD
t: 01364 652656
e: post@howarddouglas.co.uk
howarddouglas.co.uk