

HOWARD DOUGLAS

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Woodthorpe, Pear Tree, Ashburton, Newton Abbot, Devon TQ13 7QZ

A traditional detached 1930s family home with approaching four acres situated on the edge of Ashburton within Dartmoor National Park

Living Room with Wood-Burner | Dining Room and Kitchen | Four Bedrooms | En-suite
Family Bathroom | Garage and Ample Parking Drive | South Facing Garden and Paddock

Guide Price £950,000

Situation & Description

Understood to have been built in the mid 1930s, Woodthorpe is a characterful, much loved family home in a prime position on the edge of town.

The property has been tastefully upgraded in recent years and now features under-floor heating to the ground floor, a smart grey kitchen with quartz worktops, engineered oak flooring to the ground floor rooms, a cosy wood-burner in the light-filled living room and there are modern cloakroom, en-suite and bathroom fittings.

The roof covering was renewed around 15 years ago with red-clay tiles, matching the original 1930s period, and the windows have been replaced with double glazed wooden frames. We also understand that the electrical wiring system has been replaced.

The principal rooms overlook the south-facing gardens and some have views to neighbouring countryside. Indeed, the gardens are a real feature of the property with level landscaped lawns, very well stocked beds and a variety of attractive trees. A five-bar gate at the lower end of the garden opens to the paddock and land which was purchased around 5 years ago. This is a rare find with a property so conveniently placed for the town and benefits from a vehicular road access.

Pear Tree is situated less around half a mile from Ashburton town centre which has a superb range of independent shops, restaurants/cafes, community Arts centre, two dental practices, doctor's surgery and an award winning post office. There are primary and secondary schools within Ashburton, whilst Stover Independent School is a fifteen minute drive. The A38 brings both Exeter and Plymouth within a comfortable daily commute.

The valley of the River Dart with it's ancient picturesque woodlands is a little further along the road from Woodthorpe and the dramatic open-landscape of Dartmoor and Buckland Beacon is close to hand.

Council Tax Band: Band F 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.





Entrance Hall
Timber entrance door with with glazed panels either side opening to an attractive reception area with engineered oak flooring. Front aspect window. LED ceiling lights. Coats/shoe-boot storage area at far end.

Ground Floor Cloakroom/WC
White suite of WC with concealed cistern and wall-hung wash basin. Front aspect window. Partly tiled walls. Tower radiator.

Living Room
A lovely bright room with full-height square bay window overlooking the gardens. Fireplace with wood-burner. Engineered oak flooring. Square bay window to the front aspect. LED ceiling lights. Sliding pocket doors connecting to the Dining Room-Kitchen.



Dining Room and Kitchen
Full-height double glazed French Doors with windows either side opening to the gardens. Engineered oak flooring. LED ceiling lights. Access through to the Kitchen with an attractive range of light grey cupboards and drawers with white quartz worktops and peninsula breakfast-bar. Sink incorporated into quartz worktop with Quooker boiling water mixer tap. Integrated kitchen appliances including two electric ovens, electric ceramic hob, dishwasher, tall larder fridge and separate under-counter freezer. Pantry-style kitchen storage units to side of larder fridge. Window over the sink with outlook over the gardens. Further window to the front aspect. LED ceiling lights. Continuation of the engineered oak flooring. Door to the utility area.



Utility Area
Plumbing for washing machine with space for dryer over. Worcester gas fired central heating/hot water boiler. Door to the garage.

First Floor Landing
Approached via the staircase from the hall. Window over the stairwell. Picture rail. Linen cupboard. Feature window at end of the landing with outlook to green hillside. Hatch to the roof space with access ladder.

Bedroom 1
Rear aspect window overlooking the gardens and countryside beyond. Picture rail. Side aspect window.



En-Suite Shower Room/WC
White suite of glazed shower enclosure with over-head rain shower, wash basin and WC. LED ceiling lights. Towel radiator. Side aspect window.

Bedroom 2
Rear aspect window with outlook over the gardens and to neighbouring countryside. Picture rail.

Bedroom 3
Rear aspect window with outlook over the gardens and to neighbouring countryside. Picture rail. Door to eaves storage space.

Bedroom 4
Front aspect window. Picture rail. Recess suitable for a desk or wardrobe.



Bathroom/WC
White suite of bath with overhead rain shower, wash basin and WC. High level storage cupboard. LED ceiling lights. Front aspect window.

Outside
GARAGE - Pair of wooden entry doors. Tall roof height to apex. Poer and light connected. Door to the utility area and house accommodation. High level window and door at rear to the garden.

Woodthorpe is approached through a pair of sturdy wooden gates which open to driveway parking for four to five vehicles. There is gated access on either side of the house to the gardens at the rear.

Garden

Woodthorpe stands in around 0.31 of an acre (as measured on Promap). The gardens are attractively landscaped and include a red-brink herringbone patterned path which runs along the length of the house and with brick and paved seating areas.

A formal level lawn with established shrubbery beds gives access to a large lower lawn with fruit trees, poultry cage and soft fruits cage. Within the garden there is a useful shed, garden tap and exterior power points. At the furthest most end of the garden a wooden five bar gate connects to the land.

The Land

The land, which extends to around 3.59 acres (as measured on Promap), is relatively flat and contains a variety of trees. We understand in the past it has been used as a pony paddock, whilst in more recent years it has been utilised for amenity purposes and a habitat for wildlife. There is a gated vehicular entrance to the land from Pear Tree.

Services

Services to the house - Mains electricity, gas and water. Private drainage.

Directions

From our offices in the centre of Ashburton, proceed out of the town along West Street into Western Road. At the Pear Tree junction turn right and Woodthorpe will be found after a short distance on the left.



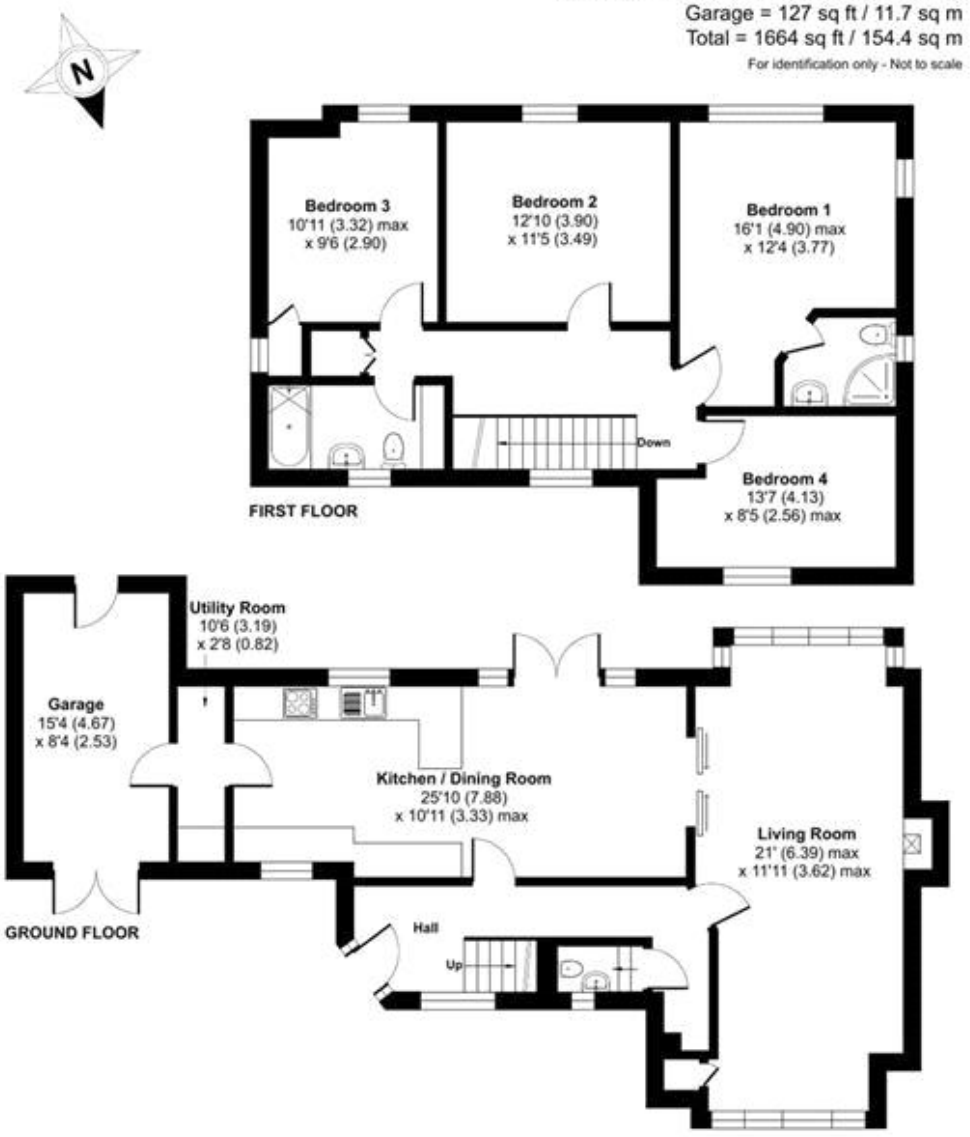






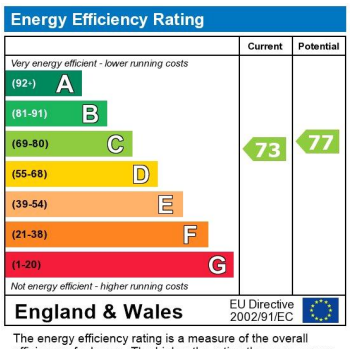
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Approximate Area = 1537 sq ft / 142.7 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 1664 sq ft / 154.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Howard Douglas. REF: 1540378

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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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