



A stunning Grade II Listed quintessential cottage set in the most beautiful location, this little gem has been maintained & presented to the highest of standards & benefits from a pretty garden, garage/workshop, above which is a wonderful studio

**Briar Cottage | Higher Ashton | Exeter | EX6 7QR**



thoroughly good property agents



PROPERTY TYPE  
Detached House  
Freehold



SIZE  
1,214 sq ft



LOCATION  
Village



AGE  
Late 17th Century Early  
18th



BEDROOMS  
2



RECEPTION ROOMS  
2



BATHROOMS  
1



WAMTH  
Oil Fired Central Heating &  
Wood Burning Stove



PARKING  
Garage & Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
Exempt



COUNCIL TAX BAND  
D



### in a nutshell...

- Character in Abundance
- Beautiful kitchen with range cooker
- Dining Area
- Sitting Room with Woodburner
- Two Bedrooms
- Family Bathroom with sep. Shower
- Central Heating
- Parking, Garage and Workshop
- Stunning Studio
- Pretty Cottage Garden







## the details...

An opportunity to purchase a charming, Grade II Listed detached cottage, with two bedrooms, parking, a workshop, studio/auxiliary bedroom, and sunny gardens, in the picturesque village of Higher Ashton.

Cobbles and paving lead to the entrance porch of this attractive cottage, beside a gravel parking area with space for two cars, and walled beds of flowers and plants. Inside, it is beautifully presented with fresh, light, and neutral décor throughout and has many wonderful character features including thick, uneven cob and stone walls, low ceilings with exposed beams and original timber lintels above the casement windows. It feels warm and welcoming with oil-fired central heating and a wood-burning stove.

The accommodation comprises of, on the ground floor, an entrance porch, a good-sized kitchen/dining room which has a tiled floor, a fitted kitchen in a traditional farmhouse style, providing ample granite worktop and cupboard storage incorporating an integrated fridge and washing machine and an oil-fired range which provides excellent cooking facilities, the central heating and hot water. There is plenty of space for a table and seating for four or six places, ideal for any occasion. The wonderful living room has natural light from dual-aspect windows and a fully-glazed door to the garden and a large oak beam which spans the room making a lovely feature. There is an under-stairs cupboard, and a fabulous fireplace with a slate-tiled hearth and a huge oak lintel, fitted with a wood burning stove, makes a superb focal point for the room; wonderful with a roaring fire on a dark winter night, when it heats the entire property.

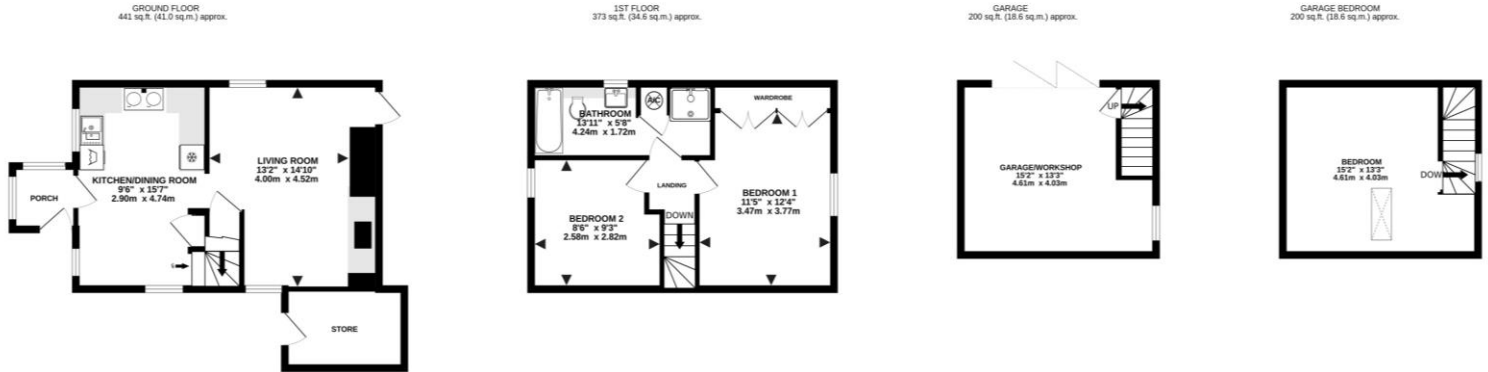
From the kitchen stairs lead up to the first floor which there is the master bedroom, a spacious double with a large, fitted wardrobe providing an abundance of clothes storage, and a casement window in the gable end, perfectly framing the fabulous view over the glorious rolling Devon countryside. The second bedroom is a generous single with views over the front garden. The spacious bathroom is modern, containing a bath, a separate shower, a hidden-cistern WC, a basin, a cupboard for toiletries, a heated towel rail and an airing cupboard containing an insulated hot water cylinder and slatted shelving for linen.

Outside, at the side of the property is a stone-built store, ideal for logs which also has power and space for a tumble drier if required. Across the road there is a detached garage/workshop with a tri-folding door, lights and power, and a staircase rising to a fabulous, converted studio/bedroom that provides auxiliary accommodation, with laminate floor and plenty of natural light from a window in the gable end and a skylight in its vaulted ceiling. Steps lead up from the parking area to a manicured lawn bordered by well-stocked flowerbeds and herbaceous borders. A door from the living room leads out onto a terrace of timber decking beside a healthy, level lawn, that makes a fabulous venue for alfresco dining, a barbecue or sharing a bottle of wine with friends and family; a real sun-trap with superb views over the surrounding countryside. A viewing is essential to fully appreciate all that this charming property has to offer.





# the floorplan...



**TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.**

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## the location...

The villages of Higher and Lower Ashton offer everyday amenities including the parish church, and the renowned Manor Inn pub. Christow, approximately 1½ miles away, provides further amenities, including a tennis club and an excellent primary school. A further primary school can be found in Doddiscombsleigh, 2 miles away, along with the award winning Nobody Inn restaurant. Secondary schooling can be found in Exeter and, via a local school bus, at Teign School in Kingsteignton.

## Shopping

Christow: 2 miles

## Relaxing

Beach: Exmouth 17.8 miles

Tennis Court: 1 mile

## Travel

Train station: Exeter 7.7 miles

Main travel link: Devon Expressway 3.4 miles

Airport: Exeter 14.4 miles

## Schools

Christow Primary School: 2.4 miles

Exeter School: 8.4 miles

Teign School: 8.8 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX6 7QR**

## how to get there...

From the A38 take the Teign Valley exit and follow the road through the valley, taking a right hand turn into Ashton. Continue on this road for approximately 1 mile and at the church turn left, signposted Exeter. Proceed up the hill where the property can be found on the right hand side.







Need a more complete picture? Get in touch with your local branch...

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