



Ashburton Road, Newton Abbot

£575,000 Freehold

Recently Modernised And Refurbished • Spacious Lounge • Separate Dining Room • Conservatory • Modern Kitchen • Four Double Bedrooms • Family Bathroom and En-suite • Extensive Gardens With Pond And Jetty • Double Garage and Ample Off-Road Parking • Grade II Listed Georgian Detached House

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the key to your home



Esshell House is a Grade II Georgian Villa, believed to have been constructed in 1812. This family home offers four spacious bedrooms, including a master ensuite, and is set on a generous plot of 0.42 acres. Recently refurbished to embrace modern design trends, this stunning property is in pristine, move-in-ready condition—a true testament to the dedication and care of the current owners.

Step inside through the impressive porch entrance with stone pillars, leading into an inviting hallway. Throughout the home, you'll find high ceilings, tall skirting boards, elegant radiators, and intricate cornice. The spacious lounge features a marble fireplace with a log burner, picture rail details, and a bay window with shutters that allow plenty of natural light to flood the room. Opposite is a generous-sized reception room, currently used as a bedroom, which would make a perfect dining room. This room offers a cosy retreat with another marble fireplace, picture rails, cornice work, and a bay window with shutters. From the dining room, double doors open into the conservatory, providing access to the garden.

The modern kitchen is a highlight of the home, designed for both functionality and style. It features high-end appliances, including a built-in oven, induction hob with extractor fan, and integrated dishwasher. The sleek countertops and ample cupboards provide plenty of storage and workspace. An adjacent utility room offers additional storage and space for laundry appliances, enhancing the home's practicality. On the ground floor, you'll also find a useful W/C with a hand basin and a storage room with a built-in cupboard.

Heading up the sweeping staircase to the bright and spacious landing, you can access all four bedrooms, the family bathroom, and a separate W/C. The main bedroom includes an en-suite with a walk-in shower, vanity hand basin, and a low-level W/C.

Bedroom two is a double room with a built-in wardrobe and dual aspect windows, making it a lovely bright space. At the back of the property, you'll find bedroom three, also a double room. Bedroom four, currently used as an office.

The recently updated bathroom includes a bath, vanity wash hand basin, and tiled flooring. Next door, a separate W/C offers additional convenience.

Lounge - 18'11" x 14'4" (5.77m x 4.36m)

Dining Room - 15'5" x 14'6" (4.70m x 4.42m)

Conservatory - 20'10" x 7'10" (6.35m x 2.40m)

Storage Room - 9'5" x 8'5" (2.88m x 2.57m)

Kitchen - 19'7" x 14'5" (5.97m x 4.39m)

Utility Room - 10'10" x 7'9" (3.3m x 2.36m)

Bedroom - 18'11" x 13'11" (5.77m x 4.23m)

Bedroom - 15'0" x 11'6" (4.58m x 3.50m)

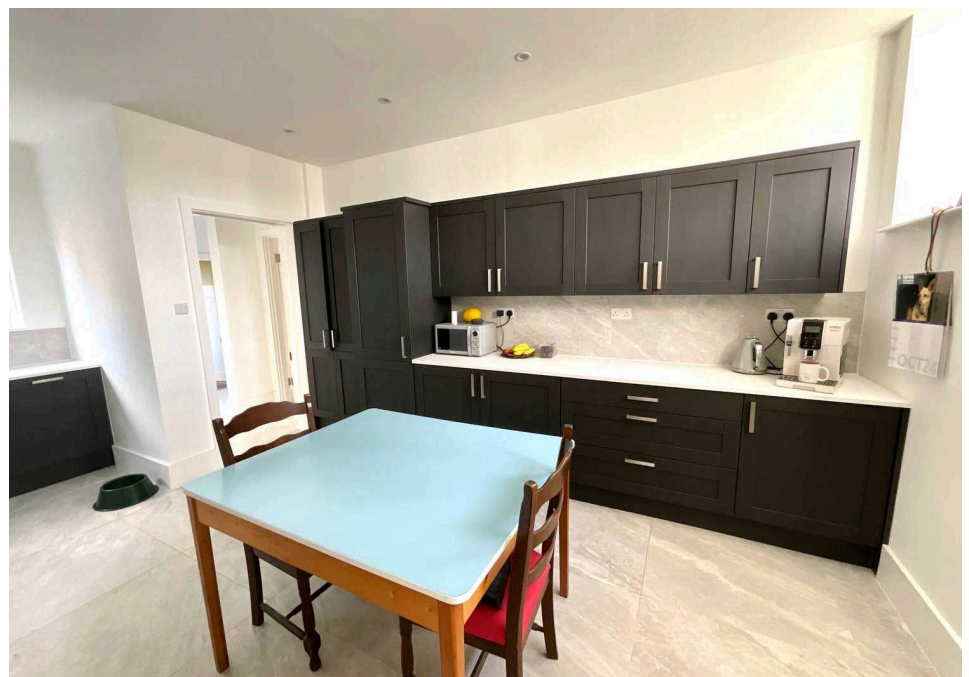
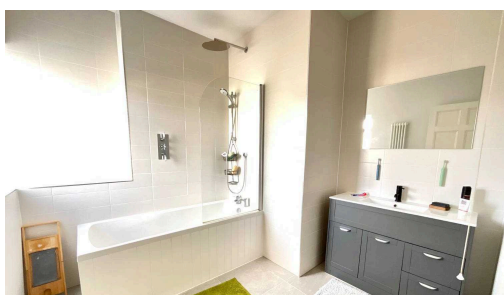
Bedroom - 14'9" x 12'8" (4.5m x 3.87m)

Bedroom/Study - 9'3" x 7'7" (2.81m x 2.32m)

Bathroom - 9'4" x 9'1" (2.84m x 2.77m)



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- Grade II Listed Georgian Detached House



Garden

The exterior of Esshell House is equally Impressive, featuring a large scenic pond complete with its own jetty and surrounded by mature trees. The property is well-enclosed with new fencing separating it from the neighbouring house, while high walls and bushes provide privacy from the road. A new refurbished courtyard features three raised planting beds to grow your own vegetables or fruits, a separate BBQ area and stylish slate tiling. Additionally, there are two storage outbuildings at the rear of the property.

A detached timber double garage provides a home for your cars or to use as additional storage.

Driveway - 5 parking spaces

Large driveway with capacity for 5 vehicles with a large turning area.



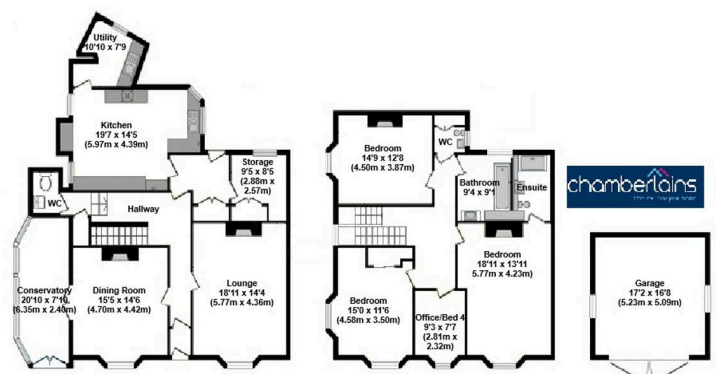
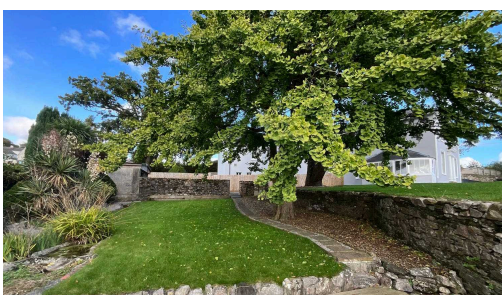
Useful Information

Broadband Speed Ultrafast
1000 Mbps (According to
OFCOM)

Teignbridge Council Tax Band F
(£3,565 Per Year)

Mains Gas, Mains Electric,
Mains Water and Mains
Sewerage Supplied

The main property is Freehold.



Total Floor Area 258.6 sq.m. (2,784 sq.ft.) Approx.
The floorplan is for illustration purposes only. Measurements of rooms, items, doors and openings are approximate and no liability will be taken for any errors.