



The Croft









# The Croft

Lower Ashton, Exeter, Devon EX6 7QN

A38 3 miles • Chudleigh 4 miles • Exeter 7 miles • Edge of Dartmoor National Park

A stunning 21st Century Architect designed house set in secluded grounds of 6.6 acres, adjoining the beautiful River Teign

- 4,491sq.ft. of accommodation arranged over 3 floors
- 2 principal reception rooms, fabulous kitchen/breakfast room, dining room/study, utility room, cloakroom
- Master bedroom suite with en suite wet room and dressing room, 5 further bedrooms (1 en suite), family bathroom, family shower room
- Triple garage with annexe flat over
- Triple car port, stables
- Level gardens, pond, mill leat and river bordered meadows
- Overall 6.6 Acres

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[stags.co.uk](http://stags.co.uk)

## Situation

The Croft is situated in a delightful rural location on the edge of the hamlet of Lower Ashton which lies in the Teign Valley, just outside the boundary of the Dartmoor National Park. Lower and Higher Ashtons have a parish church, The Manor Inn (restaurant & pub) and a post office/village store. Other local facilities including pubs and primary schooling are at Christow and Doddiscombsleigh (each about 2 miles). Though in a peaceful rural location, the cathedral and university city of Exeter is 7 miles with an extensive range of facilities befitting a centre of its importance while to the south, the towns of Chudleigh and Bovey Tracey are 4 and 8 miles away respectively.

Nearby is the Teign Valley Golf Club whilst there is walking and riding in Canonteign and Haldon Forest plus wonderful pursuits in the Dartmoor National Park nearby.

Though the property has long frontage to the River Teign, the fishing rights are owned by the Lower Teign Fishing Association for which there is a waiting list to join ([w.lowerteignfishing.co.uk](http://w.lowerteignfishing.co.uk))

## The House

This stunning 21<sup>st</sup> Century house was completed in 2007 and provides wonderful accommodation totalling some 4,491sq.ft. It was designed by Gryffydd John Ringe Architects Ltd of Exeter and built to a high specification with a remaining NHBC warranty. Features include oak doors, oak double glazed windows, a well-appointed kitchen with De Dietrich and Miele appliances plus granite work surfaces. The house has underfloor LPG heating on two floors. The principal elevation has stone mullioned windows and stone sills whilst at the rear there is an impressive green oak framed bay.

A fine solid oak front door opens into the impressive **entrance hall** with staircase to first floor with oak handrail and balustrade. Designed as a cross passage hall with rear oak door and **cloakroom** plus coats cupboard. The **sitting room** is a very well-proportioned dual aspect room overlooking the front garden plus a full height oak bay window to the rear with French doors opening to the rear gardens and enjoying wonderful views over the grounds and beyond to woodland. Stone fireplace with stone hearth and mantelpiece fitted with wood burning stove. The **dining room/study** has a window to the front and oak flooring. The **kitchen/breakfast room**, over 35' in length, provides the hub of life in this fine home. The kitchen at the southern end has a comprehensive range of floor cupboards and drawers plus matching wall units with glass fronted display cabinets, and pull-out larder unit. One and a half bowl sink set into granite work surfaces. Range cooker with double oven and 6-ring gas hob with extractor hood and lighting over, integral tall fridge and freezer and dishwasher. Limestone flooring. At the other end is a breakfast area with oak French doors leading out to the rear terrace with full height windows either side. Fireplace with stone hearth, timber mantel and wood burner. The **utility room** has a range of floor cupboards with granite work surfaces and inset stainless steel sink unit. Limestone floor. Gloworm gas boilers. Space and plumbing for washing machine and tumble dryer.

From the impressive staircase access to the spacious **landing** with windows to the rear looking across the terrace, pond and surrounding meadows to woodland in the distance. Further windows on the south side overlooking the front drive and beyond towards the hamlet. Airing cupboard with hot water cylinder. The **master bedroom suite** has a beautifully proportioned large bedroom with oak window to the front, side window and also a large full height bay window to the rear enjoying fabulous views over the Teign Valley. **En suite bathroom** with Roca Hydromassage bath with mixer taps plus wet room shower area. Roca wash basin with hardwood shelf below and dual flush wc. Marble shelf with large wall mounted mirror and downlighters. Tiled floor. Oak window to front.









The **en suite dressing room** has built-in units to four walls with extensive hanging and shelf storage. **Bedroom 2** is at the rear of the house with oak arched window and Juliette balcony enjoying wonderful views over the Teign Valley. The **family bathroom** has a Roca Hydromassage bath, Roca hand basin, dual flush wc, large shower cubicle, marble shelf and large wall mounted mirror. **Bedroom 3** is a dual aspect room with outlook to the front and side. **Bedroom 4** also faces the front and also has its own **en suite shower room** with Roca suite of tiled shower cubicle, wash basin and dual flush wc. Marble shelf, wall mounted mirror. Ceramic tiled floor.

Second floor landing with under eaves storage cupboard and **2 large bedrooms** with roof lights. There is also a **shower room** with shower cubicle, wash basin and dual flush wc.

## The Grounds

Access to the property is through a pair of lockable timber gates between granite pillars opening into a large gravelled parking and turning area with a stone paved path leading to the front door, flanked by level lawns either side. Impressive **triple garage** of rendered walls and four stone pillars with slate roof and concrete floor. On the ground floor there are three electrically operated up-and-over doors with light and power. Gas boiler for the flat above. External stone steps lead up to the **annexe flat** which has been adapted to create self-contained accommodation of living room, kitchen, shower room and 2 bedrooms (retrospective consent is being applied for).

On the other side of the drive is a detached, green oak framed **triple car port** with slate roof and brick paved floor plus light and power.

The grounds are largely level and laid out for ease of maintenance primarily to lawns. A side drive leads through timber gates to a large private rear garden providing access to the land beyond and with a large paved terrace from which impressive views are enjoyed across the grounds and the Teign Valley and

woodland beyond. Young orchard in paddock to front of house.

Beyond the lawns is a pond adjacent to the mill leat. Beyond this are two meadows which run alongside the River Teign providing useful summer grazing and mowing grass along with being a beautiful amenity with the extensive frontage to the River Teign itself.

The original Teign Valley Railway (long since disused) provides hard track access up to the far end of the property and to the timber **stable block** of 3 boxes (each 11'9" x 11'6") with water and electricity connected.

Overall the property amounts to about **6.6 acres**.

## Services

Mains electricity. Metered mains water. Private drainage. LPG central heating with underfloor heating to the first two floors with radiators on the second floor. Gas heating to annexe.

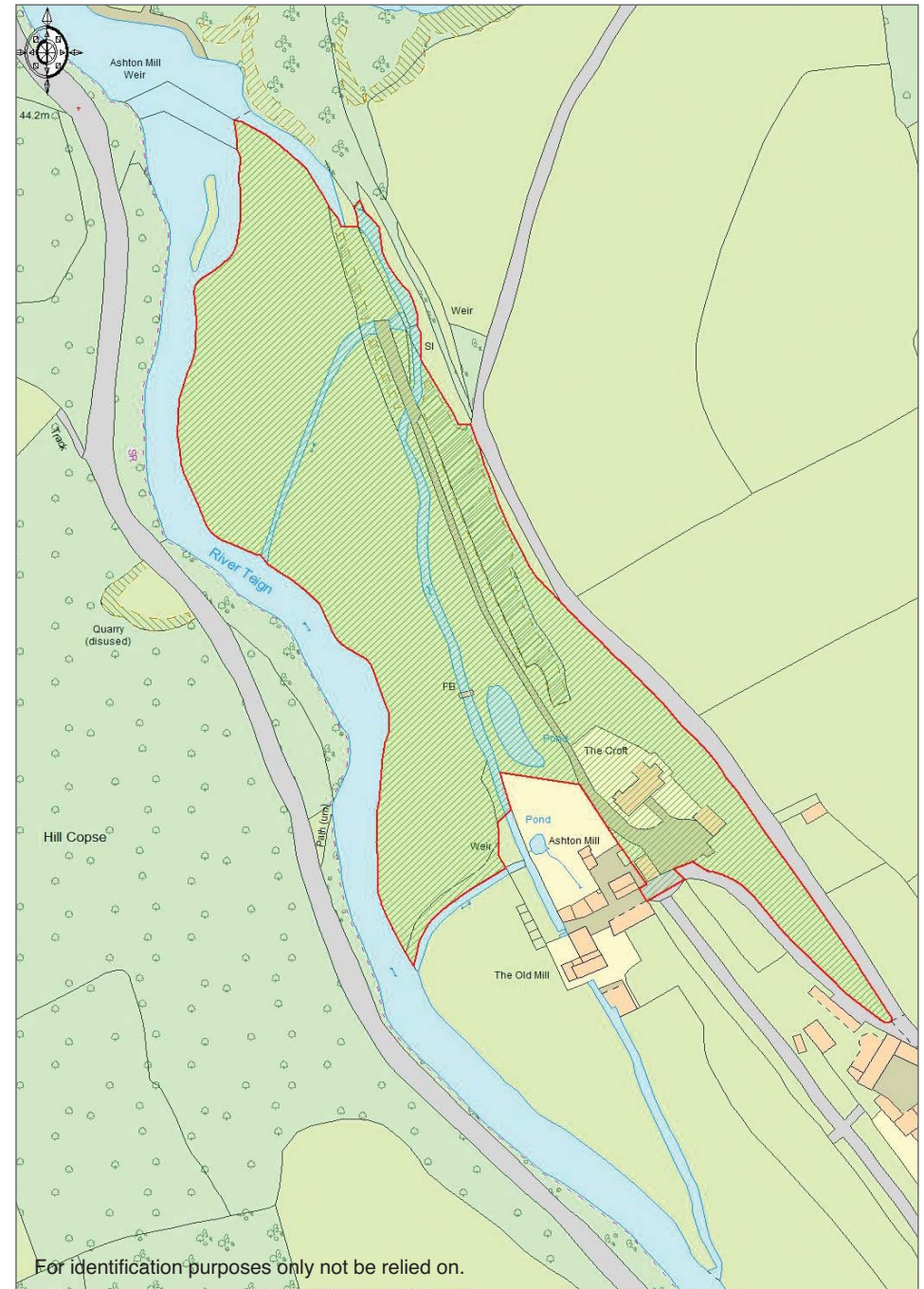
## Directions

Though there is a much more direct route from Exeter itself via the B3212 and B3193, for those parties not knowing the area it is probably easier to leave the A38 Devon Expressway where signposted Chudleigh and the Teign Valley. Coming from the Exeter direction, turn right onto the B3193 signposted Teign Valley and Dunsford. Continue up this road for 4 miles and turn right signposted Lower Ashton and Higher Ashton, go over the historic stone bridge and having passed The Manor Inn turn left just before the post office and proceed up this lane for 200 metres whereupon fork left and The Croft is in a further 200 metres.

## Viewing

Strictly by appointment through Stags on 01392 255202.

These particulars are guide only and are not to be relied upon for any purpose.



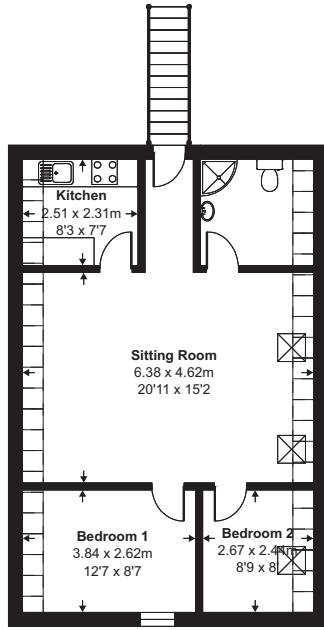
The Croft  
 Approx. Gross Internal Floor Area  
 417.2 Sq Metres 4491 Sq Ft (Excludes Restricted Head Height & Garage / Includes Annexe)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-95	B		
69-81	C		
55-69	D		
45-55	E		
35-45	F		
21-35	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

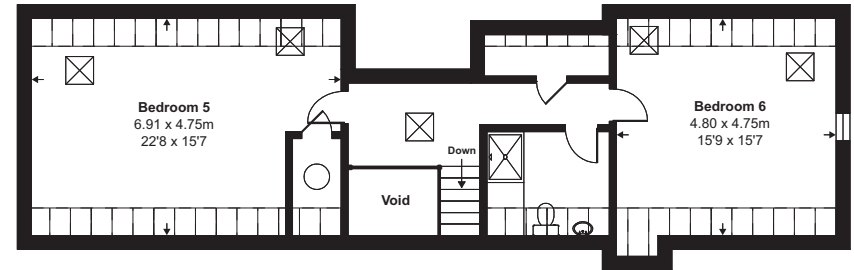
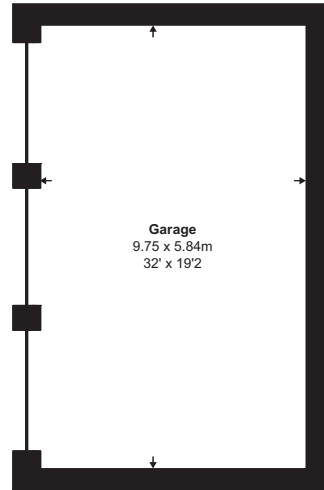
Main House

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-95	B		
69-81	C		
55-69	D		
45-55	E		
35-45	F		
21-35	G		
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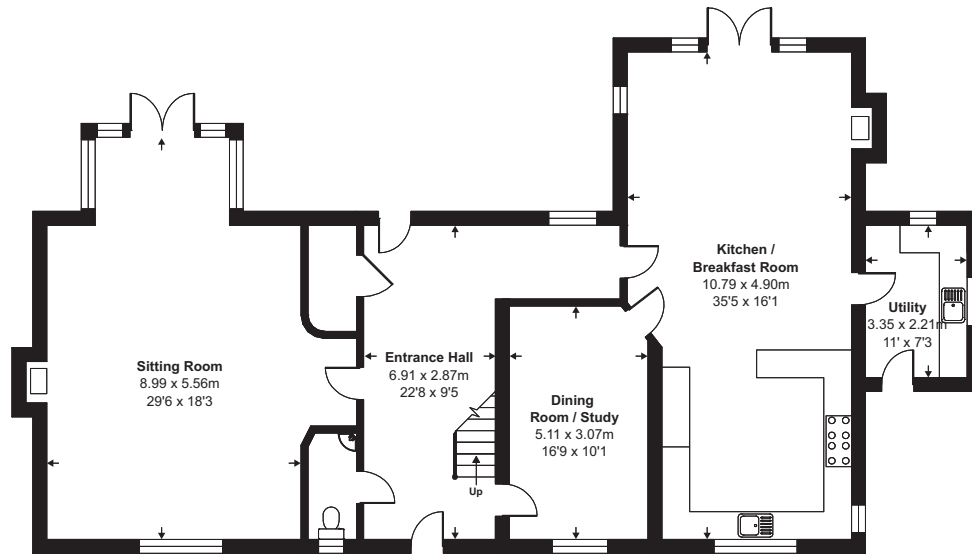
Flat



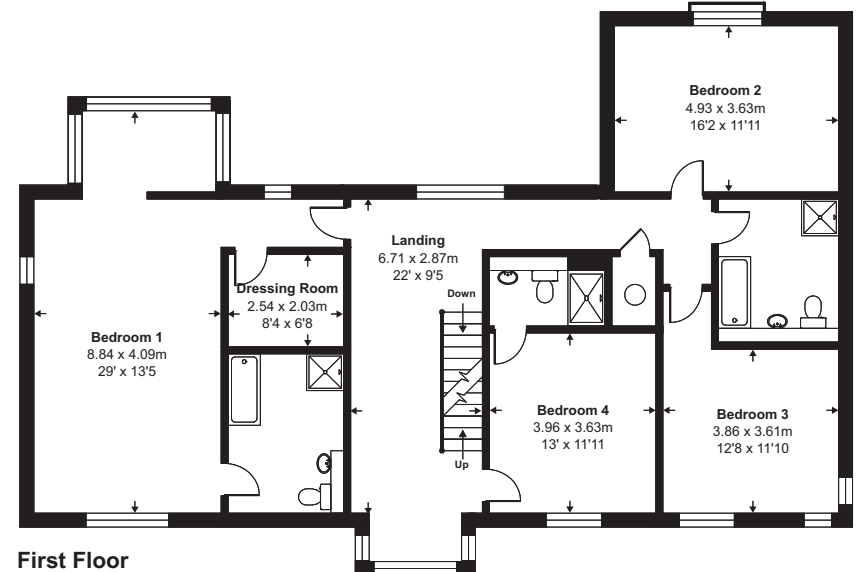
Annexe Above Garage



Second Floor



Ground Floor



First Floor



