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Lower Ashridge Farm

# Lower Ashridge Farm

Harberton, Devon, TQ9 6EW



Totnes 2 miles  
A38 5 miles  
Plymouth 22 miles

A charming period farmhouse with gardens approaching 0.5 of an acre.

- Four reception rooms
- Four bedrooms
- Master ensuite dressing room and bathroom
- Family bathroom
- Attractive gardens
- Detached studio
- Rural setting and views

Offers in excess of  
£600,000

## SITUATION

Lower Ashridge Farm is situated within a rural setting near the hamlet of Tigley and the village of Harberton. The property offers good access to the A385 which leads to Totnes and the A38.

The bustling medieval market town of Totnes has a mainline railway station giving direct access to London Paddington. Schooling in the area is excellent with a selection of primary and secondary education.

## DESCRIPTION

Lower Ashridge Farm is an attractive and spacious period farmhouse set within approximately 0.46 of an acre, which is situated at the end of a no-through lane. The house incorporates 4 bedrooms, 4 reception rooms along with a wealth of character features. To the outside of the property there is a detached studio/office. The gardens are mainly laid to lawn with far reaching views.

There is a new house being built in what was part of the gardens to this property which the current owners will be moving into. Devon banks have been created between the two properties.

## ACCOMMODATION

Leading into the entrance hallway is an attractive stone flagged floor with exposed wall timbers and staircase to first floor. The main reception rooms include an attractive living room and dining room with exposed timbers and open fireplaces with wood burning stoves.

There is a smartly fitted kitchen with Aga range. Hallway leading to inner lobby and utility room. Snug with open fireplace and underfloor heating, a spacious conservatory with open views to the rear.

On the first floor, there are four bedrooms including a master bedroom with dressing room, ensuite bathroom and a family bathroom both with underfloor heating.

## OUTSIDE

The house is set in approximately 0.46 of an acre. The gardens are attractively laid out and enjoy views across open countryside. There is a detached studio with light and power. Parking is on hard standing for approximately 4/5 cars, with further scope for the creation of a detached garage subject to any necessary planning consents. There is a large stone patio to the rear of the property which has access from the conservatory and snug enjoying some countryside views.

## SERVICES

Mains water, private drainage, new oil boiler, oil fired central heating and mains electricity. Newly fitted water treatment plant shared with neighbouring property.

## VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454

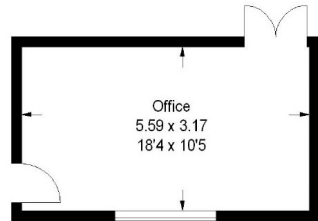
## DIRECTIONS

From Totnes proceed on the A385 Ashburton Road. Upon reaching Dartington continue on the A385 towards the A38. After approximately 3 miles and upon reaching Tigley Cross, turn left towards Harberton. Proceed over the railway bridge and take the first left hand turn. Proceed down this lane and the house can be located directly at the end. The post code for this property is TQ9 6EW.

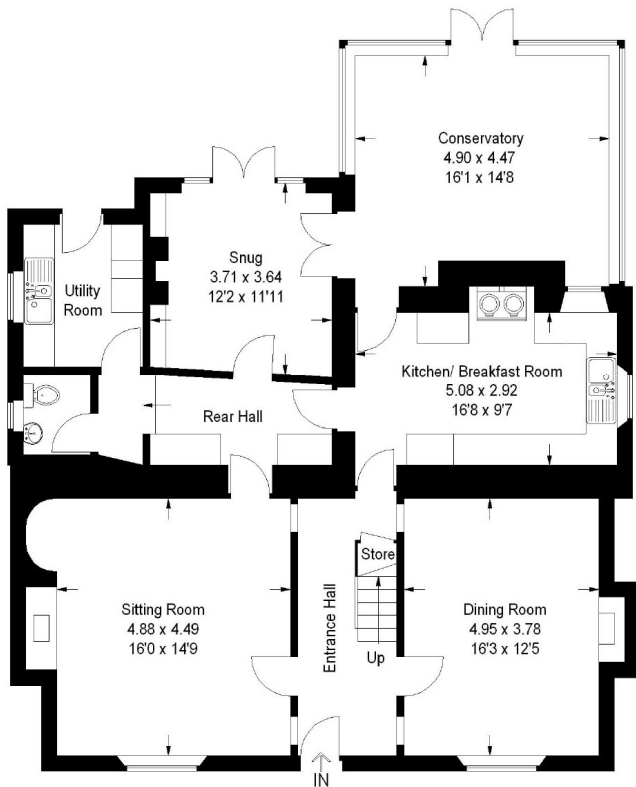


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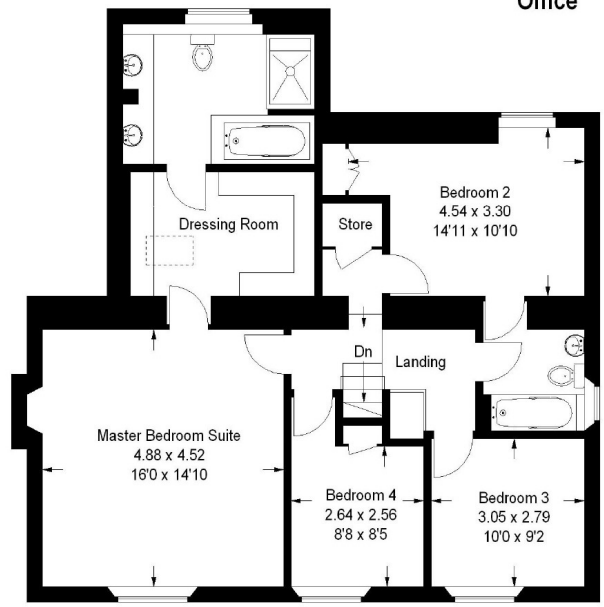
Approximate Gross Internal Area  
 240 sq m / 2583 sq ft  
 Office = 17 sq m / 183 sq ft  
 Total = 257 sq m / 2766 sq ft



(Not Shown In Actual Location/ Orientation)  
**Office**



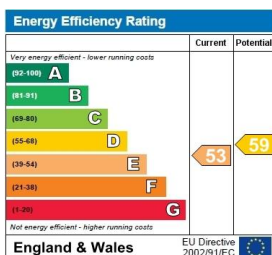
**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2014 (ID107350)

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



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