



ASHTONS
LITTLE TORRINGTON, DEVON, EX38 8PS

ASKING PRICE £750,000

Ashtons is an exceptional and extensively renovated country home, having remained in the same family ownership for over 100 years. Originally a two-storey house, the property was subsequently transformed into a bungalow before undergoing a comprehensive programme of renovation, extension and improvement from 2019 onwards, creating the impressive home it is today.

Beautifully presented throughout, the property offers bright, spacious and versatile accommodation, finished to an exacting standard with considerable attention to detail. The result is a home which feels both contemporary and welcoming, whilst retaining a sense of character and individuality.

A sweeping entrance leads to a private driveway providing extensive parking and turning space. The gardens extend to approximately one third of an acre, with lawns, patios and seating areas surrounding the house, together with a single garage. A particularly attractive feature is the adjoining 5.5 acres of land, accessed via a separate gated entrance, offering an exciting opportunity to embrace a more rural lifestyle with space for recreation, animals, equestrian interests or simply to enjoy the additional privacy and freedom.

A central entrance porch provides a useful space for coats and footwear before leading into the welcoming entrance hall. Bright and light-filled, the hall provides access to the principal ground floor accommodation.

The lounge is a comfortable reception room with a woodburning stove and doors leading into the sun room, positioned to the front of the property. The sun room provides an additional sitting space and a pleasant connection with the surrounding gardens.





The impressive kitchen is a particular highlight, having been recently fitted with an extensive range of wall and base units, a large central island and a comprehensive selection of integrated appliances. There is ample space for a dining table and chairs, together with a large larder/pantry cupboard. Set within the fireplace surround is a traditional Rayburn, providing a charming focal point and awaiting commissioning.

Leading from the hallway is a versatile library/seating area with extensive fitted shelving and an abundance of natural light. Doors open directly onto the patio and gardens, creating a lovely connection between the indoor and outdoor spaces.

Two generous double bedrooms are located on the ground floor, both with fitted wardrobes, together with a beautifully appointed four-piece bathroom incorporating a shower enclosure and roll-top bath. A contemporary staircase with glazed balustrade rises to the first floor, where there are two further bedrooms. One benefits from extensive fitted wardrobes and a Juliet balcony overlooking the surrounding countryside. The principal bedroom is dual aspect, with fitted wardrobes and a stylish en-suite shower room.

The quality of the renovation is evident throughout, with the property comprehensively refurbished and extended to create a home of exceptional comfort and finish. Oil-fired central heating includes underfloor heating to the ground floor and radiators to the first floor, with double glazing throughout.

Outside, the combination of extensive private gardens, ample parking, garage and the additional approx. 5.5 acres of adjoining land makes Ashtons a particularly special proposition. The scale and versatility of the accommodation, together with the outstanding level of renovation and wonderful rural setting, combine to create a substantial country home with genuine lifestyle appeal.

NEED TO KNOW

Services: Oil Fired central heating. ,Mains water electric & drainage.

Energy Performance Certificate (EPC): D (64)

Council Tax: Band D (£2,528.66 p/a) **What3Words:** stag.mime.fine





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

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