

THE MODERN HOUSE



*Ashburton, Devon
Sold*

Station Yard

This beautifully light and characterful four-bedroom home is located in the sought-after town of Ashburton at the south-eastern edge of Dartmoor. A former Brunel building, the interior is replete with original architectural features, extending to 4,300 sqft across two storeys. The living space is arranged across the upper level and at ground floor level, there is a commercial self-contained office space drawing a monthly income and a separate yoga studio, offering excellent potential for creative projects. A large, enclosed garden is located to the rear, accessible from both the upper and lower floors.

The Tour

The primary entrance is positioned at ground floor level, leading through to a generous circulation space and a good provision of storage space for coats and shoes. Ascending the internal timber staircase, the impressive living space unfolds; an abundance of natural light floods in through large timber-framed windows and double-height ceilings follow the dramatic pitch of the roofline.

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*South-West England
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Arranged in a predominantly open plan, the living space offers great versatility of use. The house has been carefully curated for modern living, while respecting the architectural integrity of the building and its plethora of original features. Thick timber beams cross-hatch overhead and painted floorboards underfoot reflect the light.

The living area is arranged to one side, with a log-burner providing a natural focal point and a dining area set adjacently. A central island delineates the kitchen area on the opposite side of the room, with plenty of space for cooking and food preparation and sensitively balancing the practicalities of daily living and entertaining. A timber-framed glass door opens onto the terrace, and a study is neatly tucked into one corner of the room, providing a quiet space for home working.

A central walkway provides access to a second reception room; a more intimate snug or reading room; it has a suspended Swedish log burner. The two bedrooms and a family bathroom are also positioned on this level, and there is also a second access point to the terrace.

Ascending a spiral staircase on the northerly end of the plan, two further bedrooms are positioned on the second floor. There are both quiet and cosy sleeping areas with plenty of storage space and skylights inviting good levels of natural light.

Divided into two self-contained spaces, the ground-floor level offers tremendous scope and flexibility of use. One side is currently tenanted and the other space is currently in use as a yoga studio but could easily befit a music room or creative workspace.

Outdoor Space

The rear garden is accessible from both an external staircase from the upper storey and from the ground floor. It is laid to lawn with exciting potential for further landscaping; it is well enclosed and feels very private. There are several allocated off-street parking spaces positioned directly in front of the building.

The Area

Ashburton is a sought-after, historic town with a lively community spirit. The high street has an excellent selection of independent shops, including a delicatessen, several vintage and antique shops, an artisan bakery and fishmongers and the renowned Ashburton Cookery School.

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The surrounding area is well-renowned for wonderful open countryside, ease of access to Dartmoor National Park and the stunning beaches along the coastline. Totnes is around 15 minutes' drive away and is also well renowned for its independent cafes and eateries, notably The Hairy Barista, Greenfibres and Willow and also its charming Friday market that sells local produce, vintage clothing and antiques. Nearby Dartington Trust is set within a beautiful 1,200-acre campus and presents a series of arts and cultural events throughout the year. The market town of Newton Abbot is around seven miles and has a mainline train station and easy access to the A38 and M5.

The city of Exeter is around 20 miles to the north, a vibrant cultural centre based around the Exeter Cathedral, with a broader selection of restaurants, shops and cafes. Exeter International Airport, approximately 24 miles away, provides an ever-increasing number of domestic and international flights, including two flights a day to London City Airport.

Council Tax Band: C



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.