



Beggars Roost



Exeter 7.9 miles, Dartmoor National Park 1 mile.

A charming, Grade II Listed, thatched, 4 bedroom cottage in a sought-after Devon village with gardens amounting to 0.98 acres.

- Semi-detached 4 bedroom cottage
- Grade II Listed
- Sought-after Devon village
- Fantastic network of local footpaths
- Popular nearby pubs
- Substantial gardens amounting 0.98 acres
- Private parking for multiple vehicles



Situation

Higher Ashton is an attractive small village with church, within the beautiful partly wooded rolling countryside between the Teign Valley and Haldon Hill. The villages of Higher and Lower Ashton are within a short distance of both the Haldon Forest Park and Dartmoor National Park which is renowned for its spectacular scenery and provides excellent facilities for walking, riding and fishing. There are excellent walking and cycling facilities on the nearby wooded Haldon Hill, where there is also the Exeter Racecourse. Within easy reach is the beautiful South Devon coast with its beaches and Estuary and approximately 7 miles to the east is the university and cathedral city of Exeter which provides excellent cultural facilities as well as access onto the M5 motorway, rail connections to London (Paddington and Waterloo) and Exeter International Airport.

Description

Beggars Roost is a charming, Grade II Listed, thatched, 4 bedroom cottage set in secluded mature gardens. The property, which parts are believed to date back to the 15th Century, occupies a magnificent elevated position with large gardens and off street parking for multiple vehicles.

Accommodation

From a gravel courtyard a glazed entrance door leads into a generous living room with a stone fireplace housing the woodburner, windows with characterful window seating, exposed ceiling beams and exposed stone wall. A shallow step leads down into an oak floored dining room which flows through to the open plan kitchen with oak wall and floor mounted units, breakfast bar and an oil fired Heritage range cooker. The cottage benefits from two utility rooms. The first is conveniently located directly off the kitchen with double doors out to the garden. The second utility room comprises storage cupboards (housing the economy 7 hot water cylinder), separate shower room with WC and basin, along with a door to the garden. From the living room a staircase rises to the first floor landing with a spacious, double aspect master bedroom, three further double bedrooms and a family bathroom.

Gardens

The gardens are well stocked with numerous established shrubs, trees, a vegetable plot and a green house and shed. A gravel pathway sweeps to the brook which runs along the furthest edge. From the back doors are two elevated paved terraces ideally positioned to make the most of the stunning scenic views across the Teign Valley.

There is a driveway to the front of the house with a detached barn, formerly used as a wheelwright. Approached by a large five bar gate approximately 50 yards further up the lane, is the 2nd driveway with parking for multiple cars.

Agents notes

The property was thatched in 1999 with a new ridge completed in 2012. Both the ridge and the west facing thatch will need attention in the coming years.

A neighbour has permissive access to their private septic tank which is located in the garden.

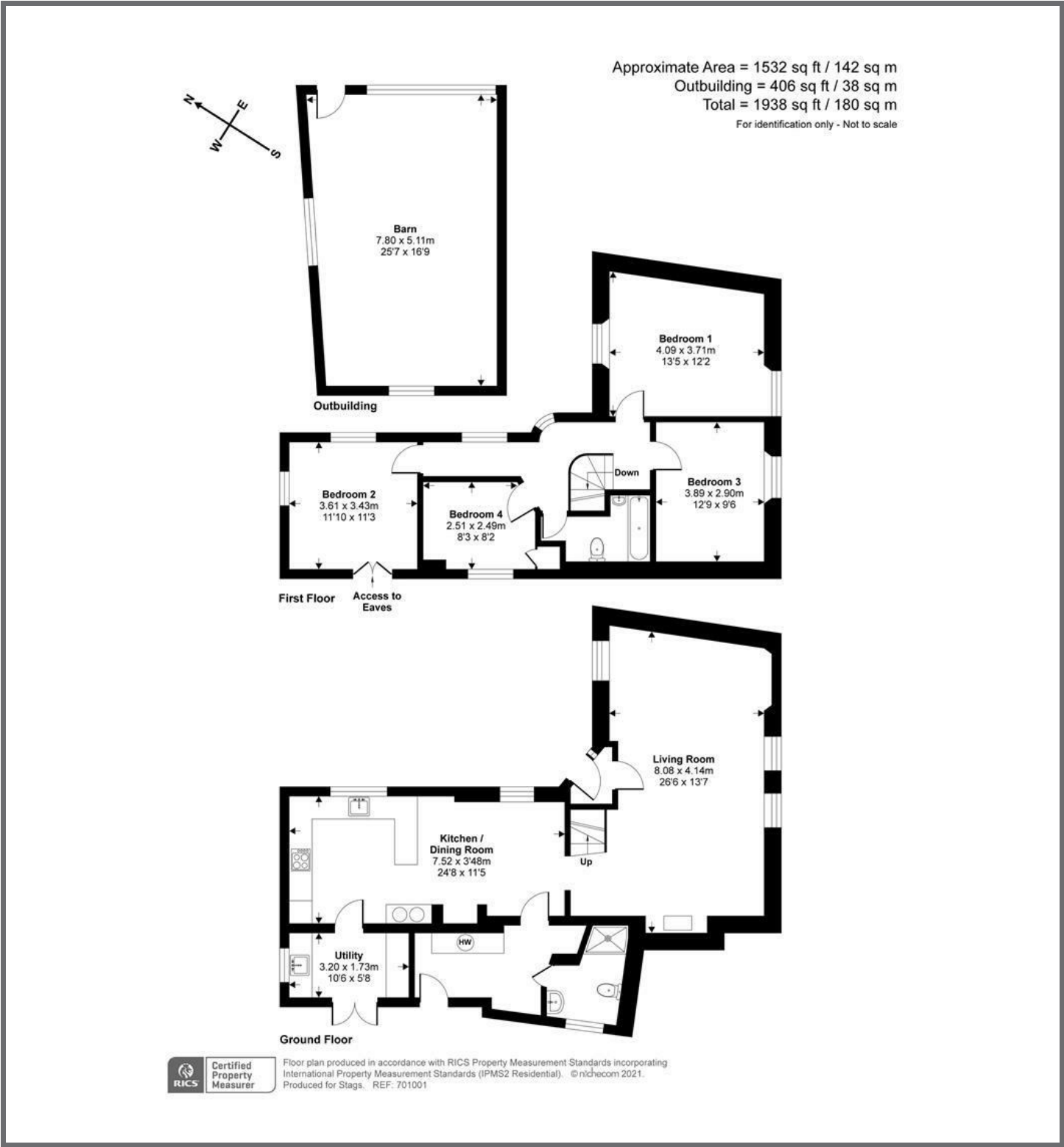
Services

Mains electric and water. Private shared drainage. A recently purchased Heritage 2 hob burner providing cooking, central heating and hot water. Night storage heaters on the ground floor.

Directions

From Exeter proceed on the A38 towards Plymouth. At the top of Haldon Hill turn left signed Dunchideock and Exeter Racecourse. Turn immediately right and pass under the A38 following the signs for Dunchideock. After passing Haldon Belvedere turn left signed Ashton and Doddiscombsleigh. Follow the road for approx. 1.6 miles. Beggars Roost will be on your right prior to St John the Baptist Church.





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

21/22 Southernhay West, Exeter, Devon, EX1 1PR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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