



FELSTEAD, 5 BOWDEN HILL, ASHBURTON, TQ13 7EA





FELSTEAD

ASHBURTON • DARTMOOR • DEVON

Nestled on the desirable Bowden Hill in Ashburton, Felstead is a charming home that offers the perfect blend of character, comfort and convenience. Positioned within Dartmoor National Park, the property benefits from stunning surroundings and easy access to the town's thriving community, boutique shops and renowned cookery school. With well looked after accommodation, a well-maintained garden and proximity to both moorland and the coast, Felstead is an ideal home those seeking a peaceful lifestyle in one of Devon's most sought-after locations.



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KEY FEATURES

- Desirable position on Bowden Hill in Ashburton, in an elevated yet accessible position
- Set within Dartmoor National Park, offering scenic surroundings and direct access to moorland walks
- With private off road parking and garage - this is the perfect combination
- Characterful accommodation, perfect for modern living
- Beautifully established garden, providing a peaceful and private outdoor retreat
- Walking distance to independent shops, schools, and the renowned Ashburton Cookery School
- Excellent transport links, with easy access to the A38, mainline rail connections at Newton Abbot, and both Exeter and Plymouth within reach







Step inside...

From the moment you step inside, the home welcomes you with a sense of warmth and light. The sitting room is a generous and elegant space, perfect for unwinding or hosting guests, with large windows that frame views of the garden and flood the room with natural light. A fireplace adds a cosy focal point, ideal for cooler evenings. Across the hall, the dining room offers a more formal setting — spacious enough for family gatherings or entertaining, yet still intimate and characterful, with room for a large table and additional furniture.





At the heart of the home lies the well-appointed kitchen — a practical and welcoming space that balances functionality with comfort. Fitted with a range of cabinetry and generous worktop space, it's well-suited for everything from busy weekday routines to leisurely weekend cooking. A large window draws in natural light and provides a pleasant outlook over the lane.



The first floor offers two spacious and well-presented bedrooms, each filled with natural light and a sense of calm. The main bedroom enjoys generous proportions and a lovely outlook, making it a relaxing retreat at the end of the day. The second bedroom is equally inviting — ideal as a guest room, a child's bedroom, or a stylish home office. Both rooms are neutrally decorated, offering flexibility to suit a range of needs, with the overall layout providing comfort and practicality in equal measure.





A well-maintained bathroom features a traditional suite with bath and shower over, ideal for both quick mornings and relaxing evenings. Thoughtfully laid out and neatly presented, the bathroom complements the home's easy, comfortable living style.



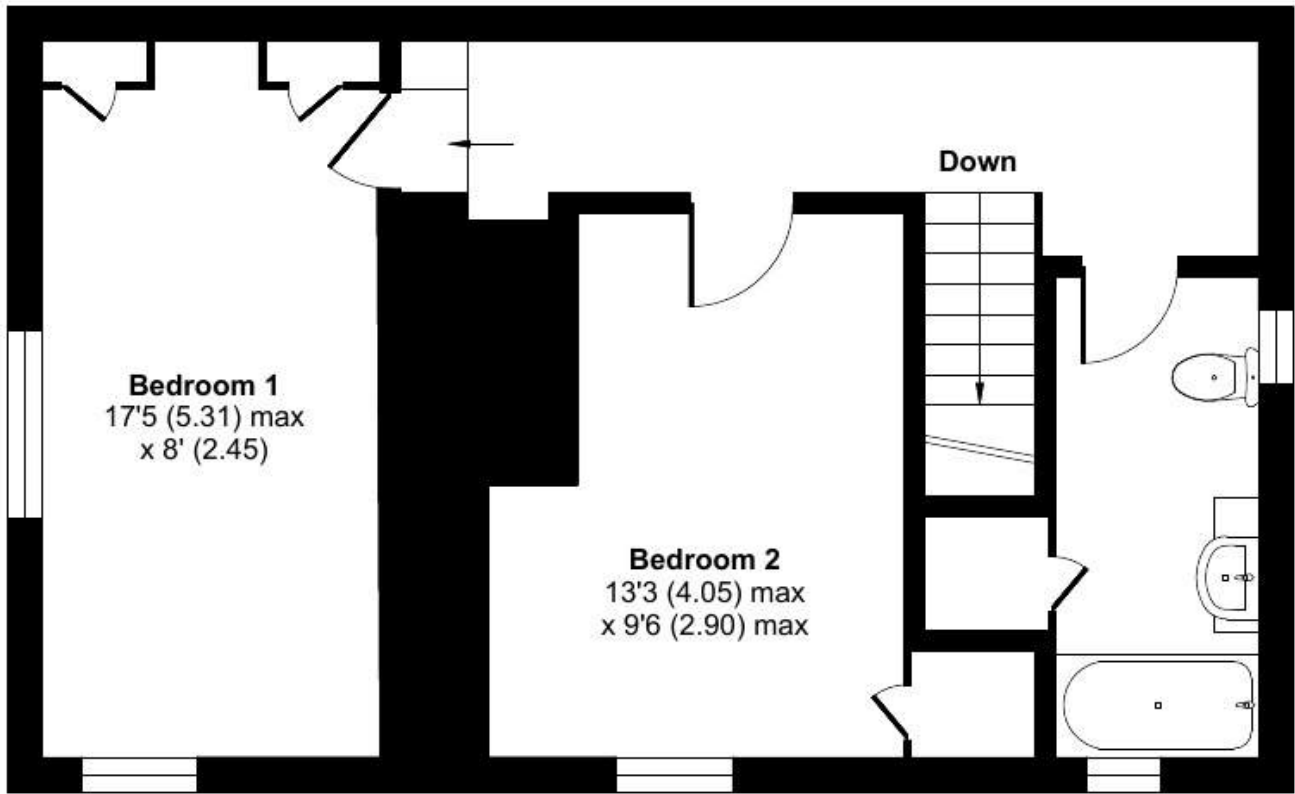
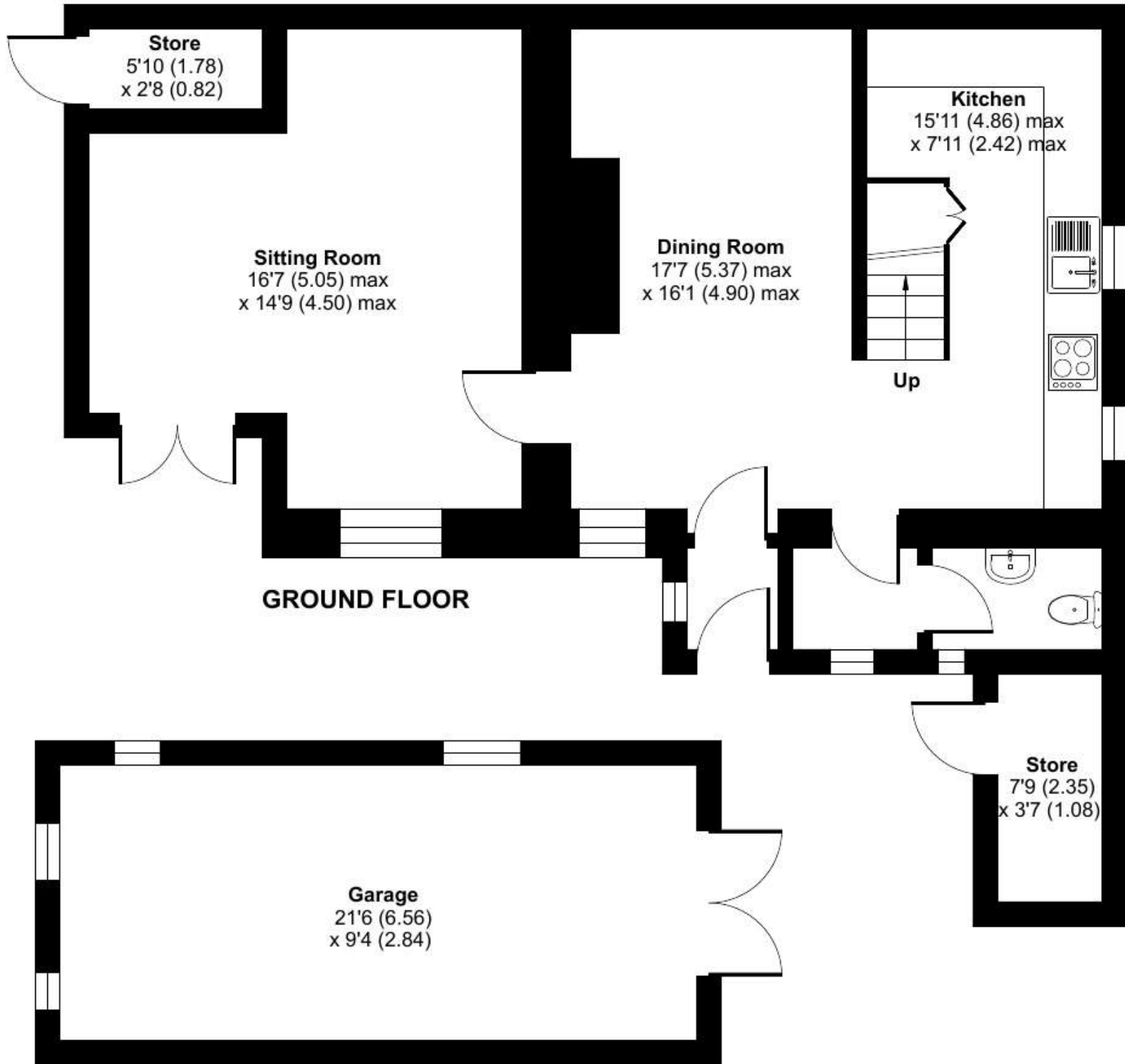
The outside space is a true highlight — a beautifully established garden that offers both privacy and tranquillity. Bordered by mature planting and trees, the garden provides a peaceful backdrop for outdoor living, with plenty of room for seating, entertaining, or simply enjoying the changing seasons. A level lawn and well-tended beds create a sense of structure, while the surrounding greenery adds to the property's sense of seclusion. Whether you're relaxing in the sun or pottering in the garden, this is a space to truly enjoy.



Floorplan

Bowden Hill, Ashburton, Newton Abbot, TQ13

Approximate Area = 1070 sq ft / 99.4 sq m
Garage = 201 sq ft / 18.6 sq m
Outbuildings = 43 sq ft / 3.9 sq m
Total = 1314 sq ft / 121.9 sq m
For identification only - Not to scale



Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - E

EPC - D

SERVICES

The property has all mains services connected and Gas fired central heating.

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below.:

KEY FACTS FOR [BUYERS](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

DETAILS PREPARED JUNE 2025

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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About... Ashburton

Ashburton sits within Dartmoor National park and is a beautiful town with a superb range of shopping facilities, including independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School. There is also a primary school and South Dartmoor Community College. Dartmoor National Park is easily accessible and offers superb facilities for riding, walking, fishing and golf, including the popular Stover Golf Club. Ashburton is a thriving community all right on the doorstep.

The market town of Newton Abbot, about 7 ½ miles away, has a mainline train station and easy access to the A38 and M5. It also has many other amenities; including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities.

The property is within 10 minutes of the open moor and within 40 minutes of the coast. There is plenty to see and do both in Ashburton itself, close by, and further afield. Ashburton is within 30 miles of Exeter/Exeter airport and 40 minutes to Plymouth. From Totnes there are also plenty of buses and a mainline train service from London to Penzance.







To view this property strictly by appointment only please scan the QR code above or contact us by

E -hello@sawdyeandharris.co.uk T - 01364 652652

