



CASTLE GATE, DOLBEARE, ASHBURTON

CASTLE GATE
DOLBEARE
ASHBURTON
TQ13 7LB

A unique opportunity to purchase a detached timber building, close to Ashburton in the hamlet of Dolbeare. While the site currently benefits from planning permission for the timber summerhouse to be used as a home office/store, this permission is granted as ancillary accommodation to Dandelion House. If Castle Gate is to be sold independently or used for purposes other than as ancillary to the main dwelling, further planning permission for a change of use would be required. Buyers are encouraged to make their own enquiries with the local planning authority to explore the potential for alternative uses, which could include a variety of possibilities, subject to the necessary consents.



THE DARTMOOR OFFICE

TEL: 01364 652652

HELLO@SAWDYEANDHARRIS.CO.UK

WWW.SAWDYEANDHARRIS.CO.UK



Key Facts for Buyers

PLANNING PERMISSION

The property has planning permission, through Teignbridge District Council under application number 08/04503 . Individuals looking to purchase this unique dwelling are advised to make their own enquiries for the purposes they wish to use it for.

SERVICES

- The property is freehold.
- The site has mains electric.
- Drainage is not currently connected and therefore we would suggest any potential buyer make their own enquiries as the current planning application does not include the addition of facilities to the building.
- The property does not require an Energy Performance Certificate.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their 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.

All parties who enter and view the property, do so entirely at their own risk and no responsibility is accepted by the vendors or the agents, for any injury whatsoever, whilst on the property.



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 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.





SCAN ME to book a viewing
or call the Sawdye & Harris team on 01364 652652

