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The Tudor House, 36 North Street
Ashburton, TQ13 7QD

An attached Grade II listed thriving B&B business in a highly sought after area,

Newton Abbot 7.5 miles Totnes 9 miles Exeter 20 miles

- Currently configured with 5 letting bedrooms • 4 ensuite facilities and a wet room • Kitchen and breakfast room • Potential to be reconfigured into a 4-bedroom house with a superb first floor sitting room •

Offers in excess of £350,000

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SITUATION

Ashburton has a wide array of amenities including many individual stores, a delicatessen, fish deli, artisan bakers, cafes, tearooms and coffee shops, thriving post office, hardware store, wine bar, florists and a huge range of antique shops that make the town an even more popular destination.

It also benefits from well regarded schools, medical and dental services and a strong thriving community.

The endless list of recreational opportunities in Dartmoor National Park, the proximity to South Devon's finest beaches, golf courses and communications also make Ashburton desirable.

The A38/Devon Expressway links Plymouth and Exeter to the M5 motorway network and mainline rail connections can be found at nearby Newton Abbot and Totnes.

DESCRIPTION

This property is currently configured and run as a successful B&B business, known as The Tudor House which has been very successfully run by the vendors for the past 12 years.

The successful purchaser is able to continue with this as a going concern or, alternatively, adapt the property by returning it to its former glory as a substantial family home

(subject to any necessary consents). As it is currently set up for B&B purposes, some of the reception areas have been converted into bedrooms, however, existing doorways have been retained and therefore could, quite easily, be reconfigured.

The house dates back to approximately 1840 with much of the original features and details having been retained. This is an exciting opportunity for this well regarded property and internal viewings are highly recommended

ACCOMMODATION

Approached via a timber door into hallway with stripped timber floor. Dining room (currently used as breakfast room for the B&B). Stone fireplace and timber over mantle.

Door into kitchen with slate floor, range of units with an electric Amicka oven and 4-ring induction hob and extractor over. Neff microwave and space and plumbing for a washing machine. From the inner hall, a part stained glass door leads through to the staircase hall with part oak staircase rising to the first floor.

Bedroom with views to the rear, former fireplace and wash hand basin. Across the hallway is a fully slate tiled wet room with WC and wash hand basin. Currently used by the bedroom on the ground floor and provides disabled



access if required. Door to outside which provides access to a former store room with access on to the side passageway.

FIRST & SECOND FLOOR ACCOMMODATION

From the first floor landing, a pair of double doors open out to a large room which is currently arranged as the master bedroom. Double aspect windows, both with window seats and working sash windows and shutters.

This bedroom also has exposed timber flooring, two cast iron Victorian fireplaces and door into the luxurious ensuite bathroom with further cast iron fireplace. Enamel bath with ball and claw feet, shower enclosure with Triton power shower. Window overlooking the rear elevation. It is predicted that this room could become the main sitting room if the successful purchaser wishes this.

Door to bedroom 2 with a unique timber sliding door providing access to ensuite shower room with fully tiled shower enclosure and power shower.

Stairs rise to the second floor landing with door to airing cupboard and hot water and heating controls. Loft hatch. Bedroom 3 with double aspect windows and sash windows, cast iron fireplace with door to ensuite bathroom with tiled floor and recessed lighting, Enamel ball and claw foot bath. High level WC and bespoke wash hand basin. Bedroom 4 with sash windows, cast iron place

with door to ensuite bathroom with enamel ball and claw foot bath, wash hand basin and WC.

AGENTS NOTE

For details on the turnover for Tudor House, the B&B business, please contact the selling agents directly who will be happy to discuss this confidential information with serious purchasers.

SERVICES

Mains gas fired central heating, mains water and drainage.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

VIEWING

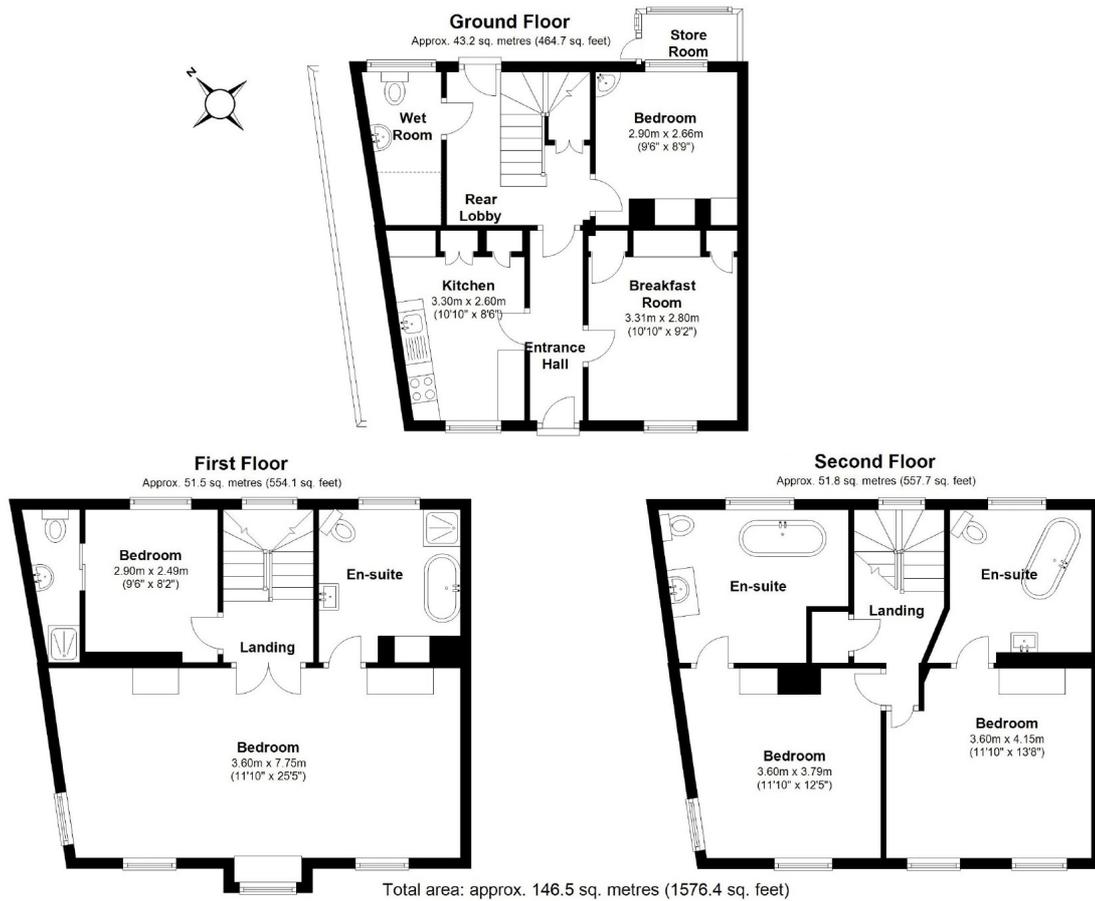
Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

Number 36 is easily found along North Street, in the centre of the town.



36 North Street, Ashburton



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