



The Post Office

Lower Ashton, Exeter
EX6 7QW

A Grade II Listed
cottage in the middle
of this sought after village
with income potential from the
current Post Office business

Christow 1½ miles, Exeter 8 miles

Post Office and stores | Sitting room
Dining room | Kitchen | Four bedrooms
Family bathroom | Separate WC

Large garden | Private parking

Location

The Post Office is situated in the pretty village of Lower Ashton and has wonderful views of the Teign Valley, Dartmoor National Park and Haldon Forest. The villages of Higher and Lower Ashton offer everyday amenities including the parish church, Post Office and village stores and the renowned Manor Inn restaurant and pub. Christow, approximately 1 mile away, provides further amenities, including a tennis club, and an excellent primary school. A further primary school can be found in Doddiscombsleigh, 2 miles away, along with the award winning Nobody Inn restaurant. Secondary schooling can be found in Exeter and, via a local school bus, at Teign School in Kingsteignton.

Walking and riding is widely available in the surrounding countryside on Dartmoor, Haldon Hills and Forest. There is fishing in the River Teign, golf at the nearby Teign valley golf course and sailing is available along the South Devon coast.

Exeter, 8 miles away, is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping, including John Lewis, and restaurants.

There is also a Waitrose supermarket in the city. Many primary and secondary schools can be found in Exeter including Exeter School and The Maynard whilst Exeter University is recognised as one of the best in the country.

The M5 motorway at Exeter provides links to the A38 to Plymouth or the A30 to Cornwall to the South and Bristol and London to the North and East. There are regular rail services to London Paddington from Exeter. Exeter International Airport provides an ever increasing number of domestic and international flights including two flights a day to London City Airport.

The property

The Post Office is situated in the centre of this sought after village and has been serving the local community for over 100 years. The Grade II listed thatched Post Office and store dates back to the 17th century and is now for sale as a family home with the potential for carrying on the business. The property has many original features including exposed beams, floors and windows.

The accommodation on the ground floor comprises of the business premises, accessed from the parking area and containing the post office counter and stores. The space has the potential to be made into additional living accommodation (subject to appropriate planning permissions) and features an original inglenook fireplace and window seat. The main living space with wooden floors has a sitting room with a wood burning stove, dining room, with access to the gardens, and the kitchen, featuring wooden units and surfaces and a butler sink. Accessed from the sitting room is a covered log store and a workshop/utility area with a gardeners WC.

Upstairs are four bedrooms, one with an ensuite shower room, the family bathroom and a separate WC.





Outside

To the front of the house is a private parking area for two cars and a covered log store. The garden surrounds the rear of the house and has pedestrian access from the lanes in two places. The garden is tiered with steps leading to many lawned areas with a pond, seating area, established trees, including apple, damson, walnuts and silver birch and flowering shrubs and borders. A rockery to the rear of the house features pampas and kiwi plants. There is also a greenhouse and shed at the top of the garden.

General

Services: Mains electricity and water. Private drainage. Calor gas canisters.

Local Authority: Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon TQ12 4XX

Directions

From Exeter and the M5 Motorway take the A38 Devon Expressway south towards Plymouth. Turn off just south of Chudleigh, signposted Teign Valley and after crossing over the A38 turn right onto the Teign Valley road (B3193) towards Christow. Proceed for about two and a half miles and turn right, crossing the River Teign, signposted Lower and Higher Ashton. Proceed through Lower Ashton and the Post Office is found on the left hand side, opposite the Manor Inn restaurant.

Exeter

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55 offices across England and Scotland,
including 10 offices in Central London

Floorplans

Gross internal area 1,842 sq ft (171 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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