

# AISH HOUSE

AISH, STOKE GABRIEL, TOTNES, DEVON, TQ9 6PT





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A fabulous Grade II listed Georgian family home with wonderful far reaching countryside views

Totnes about 3 miles • A38 Devon Expressway about 10 miles • M5 Motorway about 23 miles

## Main House

Entrance hall • Kitchen/breakfast room • Drawing room • Dining room  
Sitting Room • Study • Snug • Utility • Cloakroom  
Master bedroom suite • Four further bedrooms, all with en suite bath/shower rooms

## Self-contained apartment

Kitchen / dining room • Sitting room • Bedroom • Bathroom  
Garaging • Wine cellar • Basement

South facing terrace • Walled garden • Kitchen garden • Orchard/paddock

In all, grounds extending to about 5.86 acres

EPC - Exempt



## Savills South Hams

Sterling Court,  
17 Dix's Field, Exeter, EX1 1QA  
southhams@savills.com  
01548 800 462

Your attention is drawn to the Important Notice on the last page of the text



## SITUATION

Aish House is situated on the edge of the hamlet of Aish, approximately 1 mile from Stoke Gabriel, a no-through village on the banks of the River Dart, which is one of the most sought after villages in the South Hams. The village offers a wonderful array of activities and clubs, waterfront café, primary school, post office, general store, two pubs and a beautiful 13th Century church.

Totnes provides a wider range of amenities, including a bustling high street with an eclectic mix of wonderful shops, cafes, pubs and restaurants, KEVICCs secondary school, a leisure centre/swimming pool, main line train station to London, and of course the beautiful River Dart. The A38 Devon Expressway provides links to Cornwall southbound and northbound to Exeter and the M5 motorway.

## DESCRIPTION

Believed to date back to 1812, Aish House is a wonderful, Grade II listed period home, with many charming features. In 2002 a considerable restoration program began, reverting the house back into one elegant residence from a number of apartments. As a result, Aish House now offers superb accommodation designed with family living in mind, yet still retains all the period charm and features, you would hope to see in a house of this style. The finished result is simply exquisite.

The front door leads through to a wonderful spacious and decadent entrance hall, with a further five reception rooms on the ground floor, three of which face south with glazed doors to the terrace. The dining room, drawing room and study have open fireplaces and there is a large inglenook and wood burning stove in the sitting room. The wow factor could be attribute to any number of the principle rooms within the house, however the kitchen/breakfast room is possibly the jewel in the crown. This wonderful kitchen has been extended to provide a fabulous sitting area with bi fold doors to the terrace, making the most of the fabulous views over the grounds and surrounding countryside. The kitchen is integrated with a number of appliances and there is also an electric Aga, central island unit, a larder and underfloor heating. In addition is a large utility room and cloakroom.

There is a beautiful galleried landing on the first floor, along with the master bedroom suite and three further bedrooms, all of which offer en suite bath or shower rooms. An external staircase provides access to the first floor apartment which comprises a kitchen/dining room, sitting room, bedroom and bathroom.





## GARDENS AND GROUNDS

Through the gated pillared entrance, the drive sweeps round to the front of the house, providing parking and turning. Situated near the entrance is a double garage with further potential, subject to the necessary planning consents. Situated to the east of the house is a beautiful walled garden, with bee boles at the far end and a number of established flowers and shrubs. There is a fabulous south facing terrace adjoining the kitchen and a number of the reception rooms, perfect for entertaining and taking full advantage of the view. Established and beautifully maintained gardens surround the house, together with a kitchen garden, paddock and orchard. In total, the grounds extend to approximately 5.86 acres.





## SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

## OUTGOINGS

South Hams District Council, 01803 861234 Council Tax Band H

## FIXTURES AND FITTINGS

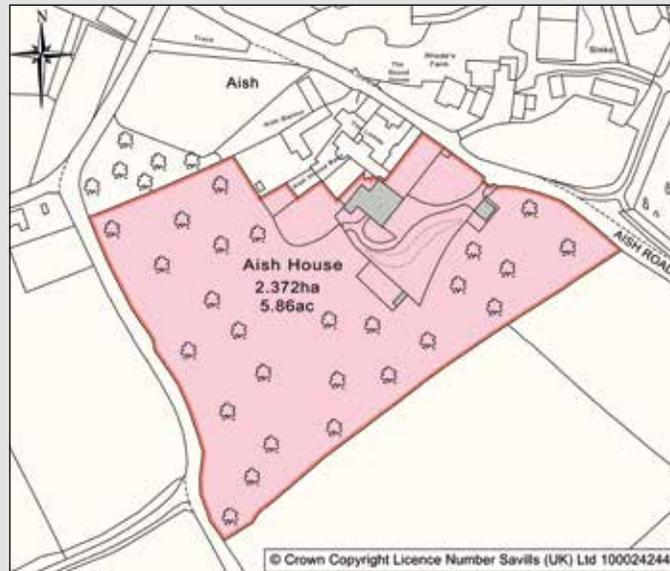
Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

## DIRECTIONS

From Totnes, take the A385 and shortly after Longcombe Cross Garden Centre, turn right toward Aish and Stoke Gabriel. Continue along this road for approximately 1 mile and shortly after Aish Cross, Aish House will be seen on the right hand side.

## VIEWINGS

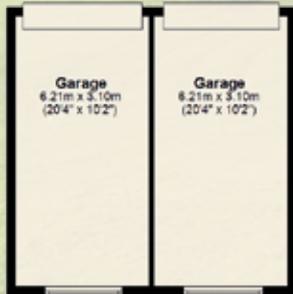
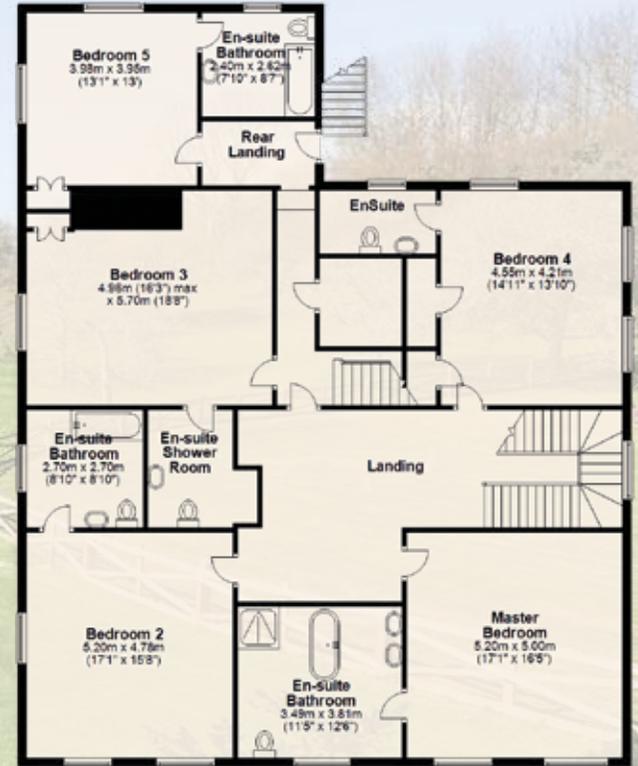
Strictly by appointment with Savills.



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**AISH HOUSE**  
 Approximate Gross Internal Area:  
 645.0 sq.m. / 6942.9 sq.ft.





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