



The Lawn



# The Lawn Fore Street

Chudleigh, Newton Abbot, TQ13 0HZ

Exeter - 11 miles Newton Abbot - 7 miles

An elegant Grade II Listed Georgian House with exceptional gardens, a charming glasshouse and ample parking, set in approximately 0.6 of an acre.

- An elegant and characterful Georgian home
- Substantial accommodation of over 3,200 sq ft
- A delightful Victorian Glasshouse
- Set in approximately 0.6 of an acre
- EPC Band D
- Grade II Listed
- 6 bedrooms
- Exquisite gardens and ample parking
- Freehold
- Council Tax Band G

Guide Price £1,100,000

## SITUATION

The historic town of Chudleigh has an excellent range of shops and amenities as well as health centre, library, pubs, primary school, churches and sporting facilities including football, hockey, cricket and bowls. It also has a range of community activities covering art, crafts, music, drama, reading, singing and many other interests. A few miles away are Haldon Forest and Telegraph Hill, ideal for walking, cycling and riding. Exeter Racecourse is within two miles on Haldon Hill. The boundary of the Dartmoor National Park is within four miles providing a wealth of country and leisure pursuits as well as beautiful countryside, whilst the south coast can be accessed not far away at Teignmouth and Dawlish. The property has excellent access to the A38 dual carriageway serving Exeter and Plymouth, Newton Abbot Station main line to London 6 miles away as well as good communication to the M5. Exeter International Airport is approximately 12 miles.

## DESCRIPTION

The Lawn is an elegant Grade II Listed Georgian house situated in the heart of the popular and historic town of Chudleigh. This exceptional period property is characterful and charming with substantial and versatile accommodation of over 3,200 sq ft. The layout includes 4 main bedrooms, 2 loft rooms, sitting room, dining room, 2 study's, kitchen, utility, family bathroom, 2 ensuites, cloakroom and store rooms. A delightful veranda spans across the front of the property with views across the exquisite gardens. The long sweeping drive opens to a generous parking area passing a wonderful Victorian Glasshouse. To the rear of the property are additional stores and ornate gardens. The title plot is approximately 0.6 of an acre.



## ACCOMMODATION

Via the charming veranda, the spacious entrance hall provides stairs to the first floor, a generous store cupboard and guest cloakroom, finished with an ornate central arch, decorative mouldings and detailing around the door frames. The sitting room has a front aspect with French doors opening onto the veranda with wonderful views over the gardens, a feature fireplace with open grate, decorative mouldings and exposed timber flooring. Off the sitting room is one of two study's, front aspect sash window with garden views, decorative mouldings and corner shelving. To the left of the entrance hall is the dining room, front aspect with French doors leading out onto the veranda, a feature fireplace and decorative mouldings. Off the dining room is a second study with a front aspect sash window with garden views, a feature fireplace and decorative mouldings. A further room of the entrance hall offers a space of versatility whether as a family room or hobbies room with dual aspect windows. The modern kitchen has a rear aspect with double doors leading out the rear of the property, fitted with an array of matching base and wall units, breakfast bar, integrated dishwasher and space for further appliances. Off the kitchen is the utility providing space for white goods, two generous store rooms and a back door leading out.

The first floor galleried landing has a rear aspect window and stairs leading to the loft rooms and an airing cupboard. Bedroom 1 has a front aspect sash window with garden views, decorative mouldings & fireplace, and an ensuite providing a walk-in shower, wc and basin with storage beneath. Bedroom 2 has a front aspect sash window with garden views, a decorative fireplace and ceiling mouldings. Bedroom 3 has a rear aspect and decorative mouldings. Bedroom 4 has a rear aspect and ensuite arranged with a stylish claw foot bath, shower cubicle, wc and basin. The family bathroom provides a bath with shower over, wc and basin, with a front aspect window.

The second floor is arranged with two loft rooms, restricted height in places with dormer casement windows and exposed ceiling timbers. Access to a generous attic space.

## OUTSIDE

The title plot for The Lawn is approximately 0.6 of an acre. A sweeping gravelled drive, from the entrance off Lawn Gardens, curves round to the front of the property opening to a generous parking area. Alongside the drive is a wonderful Glasshouse of Victorian design, predominantly glazed with a tiled floor and original cast iron water pipes (not in use). Adjacent to the Glasshouse is the former pump room used for storage. Running along the rear of the property are small areas of garden with lawn, decorative chippings and a further stone outbuilding used for garden storage. The exquisite and main section of garden extends from the front of the property with a south-westerly orientation. Level lawns stretch out with established borders of flower beds and shrubs, with a selection of mature trees, creating a private setting rich in colour and texture. The garden includes a greenhouse and two summerhouses.

## SERVICES

All mains connected. Gas central heating.

## DIRECTIONS

From Exeter proceed on the A38 Devon Expressway south towards Plymouth. Continue over Haldon Hill and at the second turning for Chudleigh (signed Chudleigh Knighton, Kingsteignton and Teign Valley), leave the A38. At the top of the slip road turn left to Chudleigh (B3344). Continue into Chudleigh turning right onto Lawn Drive then first left onto Lawn Gardens. Keep to the left where the entrance to The Lawn is on the right.



