



Amberley



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Chudleigh, Newton Abbot, TQ13 0DH

Exeter city centre - 11.1 miles , Chudleigh town centre - 1.8 miles.

A substantial non listed character detached family home offering over 4000 sq ft of adaptable accommodation comprising 3 bedrooms and an additional quaint attached 2 bedroom annexe with beautiful views over Dartmoor and beyond.

- Charming 5 bedroom family home
- 8.08 acres
- Barn with potential for Class Q planning conversion
- Planning for 3 holiday lodges
- Large garage and ample parking
- CTB - G
- EPC - C
- Freehold

Guide Price £1,350,000

SITUATION

Amberley is situated in unspoiled countryside 10 miles south of Exeter. It has a secluded position, sheltered on the north by woods and set within its own attractive grounds above a little used country lane. Located approximately 2 miles from Chudleigh, Amberley is a beautifully presented reed-thatched property with stunning views over countryside towards Dartmoor. The original two cottages, now combined into one, form the current annexe part of the property. In more recent times a substantial extension has been added creating an adaptable family home currently used as a 3 bedroom home linked with attached 2-bedroom annexe ideal for holiday use (stp), for multi generation living or a dependent relative.

To the west of the house and with its own private drive is an old stone barn with conversion potential under Class Q. To the east, and out of view of the house, is a grassed and landscaped area, with two separate driveways, on which are sited two large sheds with storage or workshop potential. Beyond is a paddock.

ACCOMMODATION

From the driveway a door opens into a good-sized entrance hall with stairs rising to the first floor and doors into the main accommodation. The elegant and well proportioned 20ft sitting room with woodburner, has French windows leading to the gravelled sun terrace and garden. Doors also lead to the study and south west facing garden room with floor to ceiling windows giving beautiful views across the gardens towards The Moor.

There is a separate gracious dining room with oak flooring and patio doors overlooking the grounds. Double doors lead into the kitchen which features a limestone tiled floor. It is fitted with a range of base, wall and draw units with work top over and a double oven range cooker. On this floor there is also a utility room leading into the boiler room, a cloakroom and a door to the annexe. From the landing, a door leads into the annexe allowing this part of the house to be incorporated into the main living space, or separated off as desired. Doors leads to three double bedrooms, two with en-suites, including the master with dressing room, and a main bathroom. From this floor the bedrooms have stunning west facing views over the garden and fields beyond.



THE ANNEXE

With access from the ground and first floors of the main house the annexe has a cottage feel with original exposed beams. It is also presented in excellent order. The large living area, also with limestone flooring, has a charming inglenook fireplace with exposed stone surround and a wood burner. A door opens onto the driveway. The kitchen has oak units and worktops and a cooker set in an alcove with extractor fan. A feature has been made of the original brick lined bread oven. Upstairs the annexe has two spacious double bedrooms and a private bathroom. The house and annexe are fully double glazed.

DIRECTIONS

From Exeter head onto the A30 heading South, and follow signs onto the A38 towards Plymouth. Bear right at the junction with the A380 and continue towards Plymouth on the A38. On passing the turning for Exeter Race Course, as the road goes down the hill, just after the services take the junction for Chudleigh and after ¼ mile turn left onto Warren Lane, signed for Kerswell. Follow the lane bearing right, and after approximately 1 mile, Amberley is on the left hand side.

OUTSIDE

The grounds to Amberley are extensive, stretching to just over 8 acres in total. A sweeping gravel driveway leads to the front, passing a large garage and providing parking for a number of vehicles. On the north and west elevation are the formal gardens which are mainly laid to lawn with a number of shrub borders and a large gravelled terrace for outside dining with beautiful west facing views towards Dartmoor. Further down the garden is a detached barn/workshop that could be suitable for Class Q planning subject to the usual consents with separate road access. Beyond the barn is an enclosed area planted with apple trees, soft fruit bushes and used for vegetable cultivation.

To the eastern side of the house is a large field of approximately 5.5 acres with direct access to the road with water supply. This area has an array of solar panels supplying the house, two large sheds, with electric supply, currently used for storage and a workshop and hard standing giving potential for the siting of stables. The northern boundary incorporates mature native woods.

PLANNING

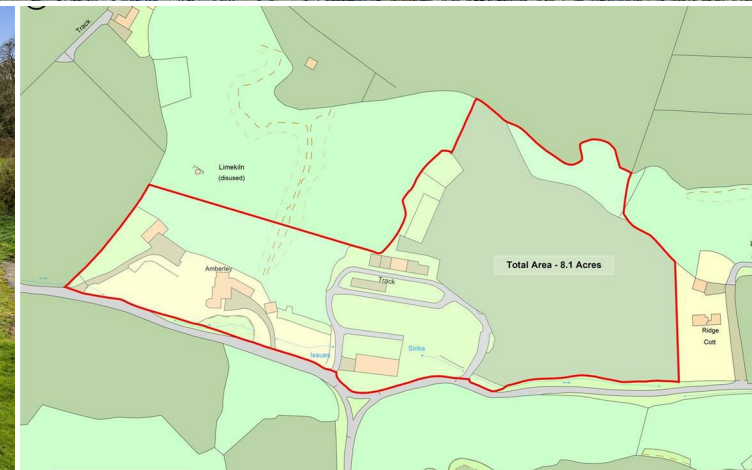
Planning permission has been approved for 3 holiday lodges in the field with separate access giving the potential for income generation. There is potential for separating the main house and annexe.

COMMUNICATIONS

The vast open spaces of Dartmoor National Park begin four miles from the nearby town of Chudleigh which is linked by dual carriageway to Exeter, Plymouth and the M5. In Exeter there are excellent train connections to London and there is easy access to the sea at Teignmouth and Torquay.

SERVICES

Private water (spring) and drainage (septic tank), Oil fired central heating and 2 x wood burning stoves
Landline - 8MBs/Mobile - 4G - 60 MBs
Private right of way crossing the property - National Grid.
No flood/erosion risk.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

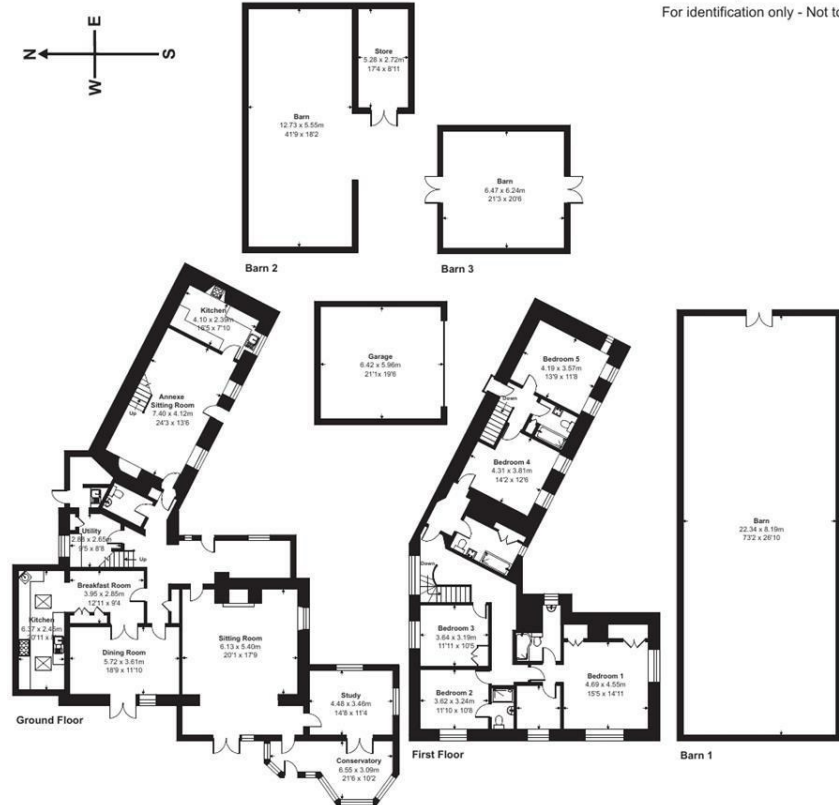
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Approximate Area = 4016 sq ft / 373.1 sq m
 Barn = 3329 sq ft / 309.3 sq m
 Garage = 412 sq ft / 38.2 sq m
 Total = 7757 sq ft / 720.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Stags. REF: 1097215