



The Retreat



# The Retreat

49 Old Exeter Street, Chudleigh, Devon TQ13 0JX

Exeter city centre 11.2 miles

Located in the heart of the town yet in a quiet secluded setting, a charming and well-presented family home with planning granted for an additional detached dwelling and conversion of a barn into a coach house with ancillary accommodation above in lovely grounds extending to 0.7 acres.

- Attractive period family home of over 4000 sqft
- Large driveway with ample parking
- Planning granted for a detached dwelling
- CTB - F
- Lovely secluded grounds of 0.7 acres
- 7 bedrooms
- Central location
- Freehold

Guide Price £995,000

## SITUATION

A beautiful period family home situated at the heart of the town centre, 11 miles south of Exeter with easy access to the A38, offering all of the amenities of a market town within 5 minutes walk and yet in a private setting of mature gardens. Properties such as this come to market only once every couple of decades, such is its attractiveness as a family home lovingly restored and updated over the past 20 years, to create an attractive and welcoming residence with three storeys lending to home-working, family and multi-generational living with all the services and connectivity expected today.

West of the main house lies an apple barn/coach house with consent to upgrade to ancillary accommodation and overall restoration. In the garden to the south of the main drive, lies the garden where there is consent for a 2-3 bed dwelling- both having already had sewerage connectivity installed. North of the house, organically managed gardens offer vegetable plots and established fruit trees; apple, cherry, fig, apricot, plum, redcurrant and pear together with planted gardens and lawns. The Retreat can be secured for the safety of both pets and children whilst also offering direct walking access to schools, shops, health services, pubs, cafes, an outdoor market, and the sports club.

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.



## DESCRIPTION

The Retreat is a charming Grade II Listed house that has been updated and extended through the years creating a wonderful, spacious and adaptable family home located in the centre of the town yet secluded, private and well screened. Arranged over 3 floors the accommodation extends to over 4000 sq ft including the kitchen with Aga, three separate reception rooms and 5-7 bedrooms depending how they are used. The grounds include a large driveway providing ample off-road parking and spacious gardens enclosed by the original stone walling. In addition, planning permission has been granted for a detached dwelling within the grounds that could be constructed and sold separately, and a former apple barn/coach house has planning for conversion to be used as storage with ancillary accommodation above.

## ACCOMMODATION

The Retreat is approached through an impressive stone pillared entrance with the driveway sweeping round in front of the house giving a wonderful impression of this three storey home with its four, large bay windows and attractive central entrance. Once you step inside the entrance hall, doors lead to the reception rooms, including a spacious sitting room with a central wood burner, and splendid drawing room with a fine marble fireplace, both rooms with large bay windows overlooking the front lawn. The vaulted ceiling with French doors and demi-lune window create a perfect family kitchen, which is fitted with bespoke Ash units and granite worktops; a moveable centre island and classic blue AGA. Leading from the kitchen is the formal dining room accommodating an extensive dining table and chairs where the view of the rear garden can be enjoyed and accessed through a set of French doors. Further along is a very useful laundry room, walk-in pantry, and cloakroom.

From the hallway a beautiful spindle turning staircase rises to the first floor landing, which leads you into four generous sized bedrooms. The main bedroom with its a large bay window, decorative feature marble fireplace and en suite bathroom. Bedroom two also boasts a beautiful bay window. There are two further bedrooms that enjoy outlooks over the front and rear, and a family bathroom, and additional w.c. complete this level.

A further staircase takes you up onto the second floor and leads you into the last three bedrooms and shower room. The current owners use the second floor layout as one large living room, guest bedroom, home office and bathroom.

## OUTSIDE

Positioned within a sizeable plot of circa 0.7 acres with the original high stone walling surrounding the grounds, the garden is a great feature of the house offering a peaceful and secluded spot just a few minutes walk from the town centre. There is a good-sized lawn ideal for children to play on, climbing roses adorning the old stone walls, a number of flower beds, an orchard and two vegetable patches to supply the kitchen. To the front there is plenty of driveway parking with a garage to the side of the property.

## PLANNING

Planning permission has been granted for a detached two storey dwelling with 2/3 bedrooms - 20/02181/FUL. A detached barn/coach house has also had planning granted for the barn to be used as storage and parking with ancillary accommodation over - 19/00994/FUL.

## DIRECTIONS

From Exeter take the A38 towards Plymouth. Continue on this road and take the B3344 sign posted for Chudleigh. As you begin to enter the town, turn right at the cenotaph and Old Exeter Street is straight ahead. Continue on this road and after a short distance, the stone pillared entrance to the property will be found on the left hand side.

## SERVICES

There is full fibre to the property with speeds of up to 500 Mbps download and 220 Mbps upload.

Services : Mains water and drainage, oil fired heating, mains underground supplied electricity. A bore-hole exists which is not connected.



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		44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West,  
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202

Approximate Area = 3673 sq ft / 341.2 sq m (excludes garage)  
 Limited Use Area(s) = 46 sq ft / 4.2 sq m  
 Annexe = 562 sq ft / 52.2 sq m  
 Outbuildings = 244 sq ft / 22.6 sq m  
 Total = 4525 sq ft / 420.2 sq m  
 For identification only - Not to scale

Denotes restricted head height

Ground Floor

Second Floor

Annexe First Floor

Annexe Ground Floor

Barn

Garage

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1107888