



The Retreat





# The Retreat

49 Old Exeter Street, Chudleigh, Devon TQ13 0JX

Exeter city centre 11.2 miles

A beautifully restored and extended Grade II Listed property offering a rare blend of privacy, period charm, and modern versatility, set in approximately 0.7 acres.

- Attractive period family home
- Large driveway with ample parking
- Planning granted for a detached dwelling
- Grade II Listed and conservation area
- Council Tax Band: F
- Lovely secluded grounds of 0.7 acres
- 7 bedrooms
- Central location
- Freehold
- No chain

Guide Price £975,000

## SITUATION

Nestled in the heart of Chudleigh, Devon, The Retreat offers the rare combination of period charm, privacy, and central location. Just 11 miles south of Exeter and minutes from the A38, this family home enjoys easy access to both city and coast, with Teignmouth, Dawlish, and Dartmoor National Park all within reach. Chudleigh itself is a vibrant market town with shops, schools, health services, pubs, cafes, and a sports club, all within a 5-minute walk. Despite its central location, the property is secluded within mature, organically-managed gardens, making it ideal for families, home-working, and multi-generational living. Nearby attractions include Haldon Forest and Exeter Racecourse.

## DESCRIPTION

A handsome Grade II Listed home, The Retreat has been sympathetically updated and extended, offering over 4,000 sq ft across three floors. It combines period features with modern comforts, including three reception rooms, a bespoke kitchen with AGA, and up to 7 bedrooms. The house is privately positioned behind an original stone wall, accessed via an impressive stone-pillared entrance and sweeping drive. Planning permission is in place for a detached dwelling within the grounds, and the apple barn/coach house has consent for conversion to ancillary accommodation.





## ACCOMMODATION

Upon entry, a grand hallway sets the tone, flanked by the elegant drawing room and sitting room, both featuring large bay windows and period fireplaces. The kitchen/breakfast room is a stunning heart of the home with French doors, a classic AGA, bespoke cabinetry, and ample dining space. A utility room, cloakroom, and pantry provide essential family functionality. The formal dining room connects directly to the rear garden through French doors, ideal for entertaining. The first floor hosts three principal bedrooms and dressing room, including a luxurious main bedroom with bay window, feature fireplace, and adjoining dressing room and en suite bathroom. Bedroom 3 mirrors the spaciousness and character of the main bedroom with its own bay window. A family bathroom and separate WC serve the remaining rooms, including Bedroom 5, which is well-sized and ideal as a guest room or nursery. The top floor offers immense versatility with three further rooms currently arranged as Bedroom 4, a study, and a home office/bedroom 6, alongside a shower room. This level could function perfectly as a self-contained guest suite or dedicated work-from-home space.

## OUTSIDE

Set in approx. 0.7 acres, the beautifully landscaped garden features a large lawn, orchard with fruit trees, vegetable plots, climbing roses, and flower beds. The grounds are fully enclosed, ideal for pets and children, with direct access to town amenities. Ample parking is available via the driveway and garage.

## PLANNING

Planning permission was 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. Further information and planning documentations including details on the CIL payments can be found on the planning portal.

## 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.

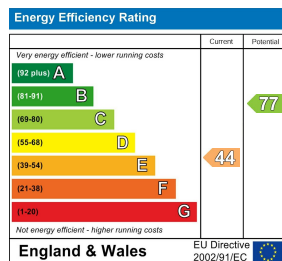
## SERVICES

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.





A vibrant garden scene captured from a slightly elevated perspective. In the foreground, a large, bushy clump of tall, green grass grows from a low, rustic stone wall. The wall is constructed from irregular, grey stones and shows signs of moss and weathering. Beyond the wall, a well-maintained green lawn stretches across the middle ground. In the background, a large, dense tree with bright green foliage stands prominently. To its right, a large, sprawling bush of white flowers, possibly roses, is in full bloom. Two wicker chairs are positioned near the base of the large green tree. The sky above is a clear, bright blue, dotted with fluffy white clouds. The overall atmosphere is peaceful and idyllic.



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