



Newinnton Lodge



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Chudleigh, Newton Abbot, Devon, TQ13 0JX

Exeter (12 miles), Newton Abbot (7 miles)

An impressive family residence nestled within beautiful grounds, with exciting development potential, positioned on the edge of a sought-after Devon town.

- Impressive family home
- 9 bedrooms
- Substantial grounds of 1.21 acres
- Potential for development into multiple residences (STP)
- Freehold
- In need of renovation
- Versatile accommodation over 3 storeys
- Detached barn
- Conservation area
- Council tax band: H

Guide Price £995,000

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 arts and crafts 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

Approached via a sweeping driveway Newinnton Lodge is an impressive unlisted family residence situated on the edge of the popular and historic town of Chudleigh. This exceptional three storey period property is characterful and charming with substantial and versatile accommodation of nearly 6,500 sq ft. The property, which would benefit from a scheme of renovation, would make an exceptional family home or alternatively offers the potential for development into multiple properties, subject to obtaining the necessary consents. The layout includes 9 bedrooms, sitting room, dining room, two study's, family room, snug, kitchen/breakfast room, utility, family bathroom, cloakroom, loft room and store rooms.

OUTBUILDING

To the side of the main house and approached over a cobbled courtyard is a detached two storey barn constructed of cob and stone. The barn offers a fantastic opportunity for further development subject to gaining the necessary planning consents.

DEVELOPMENT POTENTIAL

Newinnton Lodge and Barn offer the potential for development into multiple units, subject to gaining the necessary planning consents. The Owners would be happy to share designs with potential purchasers following a viewing. Please speak to the Agent for further details

GROUNDS

Newinnton Lodge and Barn is approached over a sweeping driveway with a large gravel turning circle and parking area. To the front, side and rear of the property are significant gardens amounting to 1.21 acres.

SERVICES

Utilities: Mains drainage, gas, electricity, water (metred)

Heating: Gas fired central heating

Standard, Superfast and Ultrafast broadband available (Ofcom)

EE, Three, O2 and Vodafone network available (Ofcom)

DIRECTIONS

From Exeter head South joining the A38 in the direction of Plymouth, continue up Haldon Hill and on the other side take the turning for Chudleigh, just after the petrol station. Continue along the road taking the first turning on the right, go up the hill, cross back over the A38 and at the T-junction turn left. Follow the road into the town and the property is on the right hand side. What Three Words - ///asked.pouting.used


AGENTS NOTE

Newinnton Lodge lies within the Chudleigh Conservation Area and has a Tree Preservation Order (TPO). There is also access over the property for Western power to access the substation.



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			79
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			79
(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

