



St Mabyn



**STAGS**



# St Mabyn

4 Parkway Road, Chudleigh, Devon, TQ13 0LF

A stunning detached Victorian residence brimming with character and style, ideally located in the heart of Chudleigh, offering five bedrooms, exceptional living space, and a charming walled rear garden.

- No onward chain
- Beautiful detached Victorian home
- Flexible accommodation across three floors
- Rear walled garden
- Elegant sitting room and separate study
- Original features including fireplaces
- On-street parking and private garage
- Stunning kitchen/dining room
- Freehold
- Council tax band: E

Guide Price £650,000

## SITUATION

St Mabyn occupies a highly convenient position on Parkway Road, just a short walk from the centre of Chudleigh which is a popular and well-served town between Exeter and Newton Abbot, on the edge of Dartmoor National Park. The area is surrounded by beautiful countryside and offers easy access to the Teign Valley and the wild open moorland of Dartmoor, known for its granite tors, wooded river valleys and extensive recreational opportunities including walking, cycling, riding and fishing.

Chudleigh is a thriving town with a strong sense of community and a wide range of amenities including independent shops, a library, doctor's surgeries, dentist, cafes, parks, allotments and a swimming pool. Chudleigh Primary School is rated Outstanding by Ofsted, and secondary education is available nearby in Kingsteignton. For commuters, the A38 Devon Expressway provides excellent road access to Exeter, Plymouth and the M5 motorway, while mainline railway stations in Newton Abbot and Exeter offer direct services to London Paddington. Exeter also has an international airport.





## DESCRIPTION

St Mabyn is a beautifully presented detached Victorian house offering generous and flexible accommodation arranged over three floors, extending to just over 2,190 sq ft. The property has been tastefully restored and improved, blending elegant period detail with high-quality modern finishes. Features include high ceilings, sash windows, ornate fireplaces, parquet flooring and Italian Carrara marble worktops in the kitchen. The property enjoys an attractive front garden, a charming stone-walled rear garden, on-street parking, and a private garage opposite.

## ACCOMMODATION

A traditional front door opens into a spacious hallway with original parquet flooring, high ceilings and an understairs cupboard. The elegant sitting room features a bay sash window and a striking marble fireplace. To the rear is a dual-aspect study with stable door to the garden, alongside a utility room and cloakroom. The stunning kitchen/dining room spans the depth of the house, with a bay window to the front and bi-fold doors opening onto the rear garden. Fitted with solid oak units and Carrara marble worktops, the kitchen includes a Mercury range cooker, integrated appliances and an open fireplace.

On the first floor, the generous principal bedroom enjoys an ornamental fireplace and a stylish en suite shower room. Three further bedrooms share a beautifully appointed family bathroom with roll-top bath, walk-in shower and separate WC. The second floor offers two further large double bedrooms, one with fireplaces and characterful sloped ceilings and another with an ensuite.

## OUTSIDE

The property is set back from the road behind a lawned front garden with a low stone wall and wrought iron railings. A side path leads to a gate providing access to the rear. The walled rear garden is private, enclosed and attractively landscaped. A paved terrace adjoins the house, ideal for al fresco dining, while a pergola clad in Clematis, Roses and Wisteria creates a focal point leading to the lawned garden beyond. The garden is planted with a range of established shrubs and perennials, with a gravelled upper seating area enjoying the afternoon sun. Stone walling defines the boundaries and creates a tranquil and secure setting.

On-street parking is available opposite the house without restriction, and a private garage provides additional parking or storage.

## SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband

Drainage: Mains drainage

Heating: Gas, via combi boiler installed in 2018.

Tenure: Freehold

EPC: F(32)

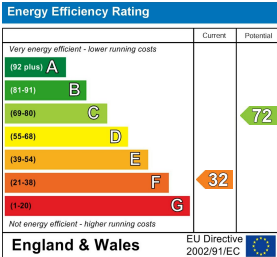
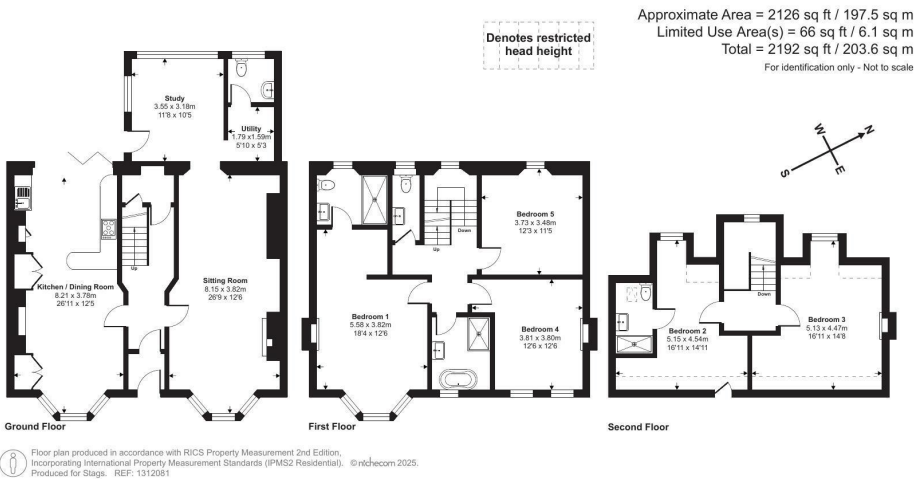
Council tax band: E

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).





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.



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