



MARDEN FARM, CHUDLEIGH





# MARDEN FARM

CHUDLEIGH • DEVON • TQ13 0DR

Set within 1.12 acres of gardens and grounds, this detached bungalow offers a wonderful opportunity for those seeking a countryside home with excellent potential. Currently operating as a successful cattery business, the property provides flexibility for buyers—whether continuing the existing venture or exploring alternative uses. With generous outside space, great access, and scope for a separate dwelling (subject to planning permission), this versatile property is ideal for those looking for a home with future potential.



**PRICE GUIDE £795,000**



**SAWDYE & HARRIS**  
**THE TEIGN VALLEY OFFICE**

01626 852666

HELLO@SAWDYEANDHARRIS.CO.UK

Your attention is drawn to the Important Notice on the last page of the text







# KEY FEATURES

- **Established Cattery Business:** The lifestyle cattery is a successful and fully operational business, providing a steady income stream. The facility is well-equipped, catering to pet owners who seek quality care for their cats. Detailed business figures are available upon request.
- **Superb Location :** Located on the fringe of the town within walking distance of the town of Chudleigh
- **Spacious Grounds:** The property is situated on a generous 1.12-acre plot, offering well-maintained gardens, mature trees, and ample open space. This expansive outdoor area is perfect for relaxation, gardening, or future expansion.
- **Large plot with development potential (STP) :** Scope to create a separate dwelling, additional accommodation, or alternative use to suit your needs.
- **Versatile Opportunity :** Ideal for those looking to run a business from home or repurpose the space to suit their lifestyle.









Step inside...



The modern accommodation, offers light and bright space with an Entrance Hall leading to the kitchen/breakfast room. The kitchen is equipped with modern appliances and natural light floods the room through a large window, creating a bright and airy ambiance that is perfect for both cooking and dining. This kitchen also offers plenty of space for a dining area, making it the perfect spot for casual family meals or morning coffee. The lounge sits off and offers fabulous far reaching views.









The self-contained annexe is well presented and offers flexible living space that can easily be accessed through the main accommodation by an internal inter-connecting door. The annexe has been a very popular summer letting offering.













There are three bedrooms in the main part of the property all enjoying some superb views. A modern family bathroom with shower mixer taps complements the space perfectly.





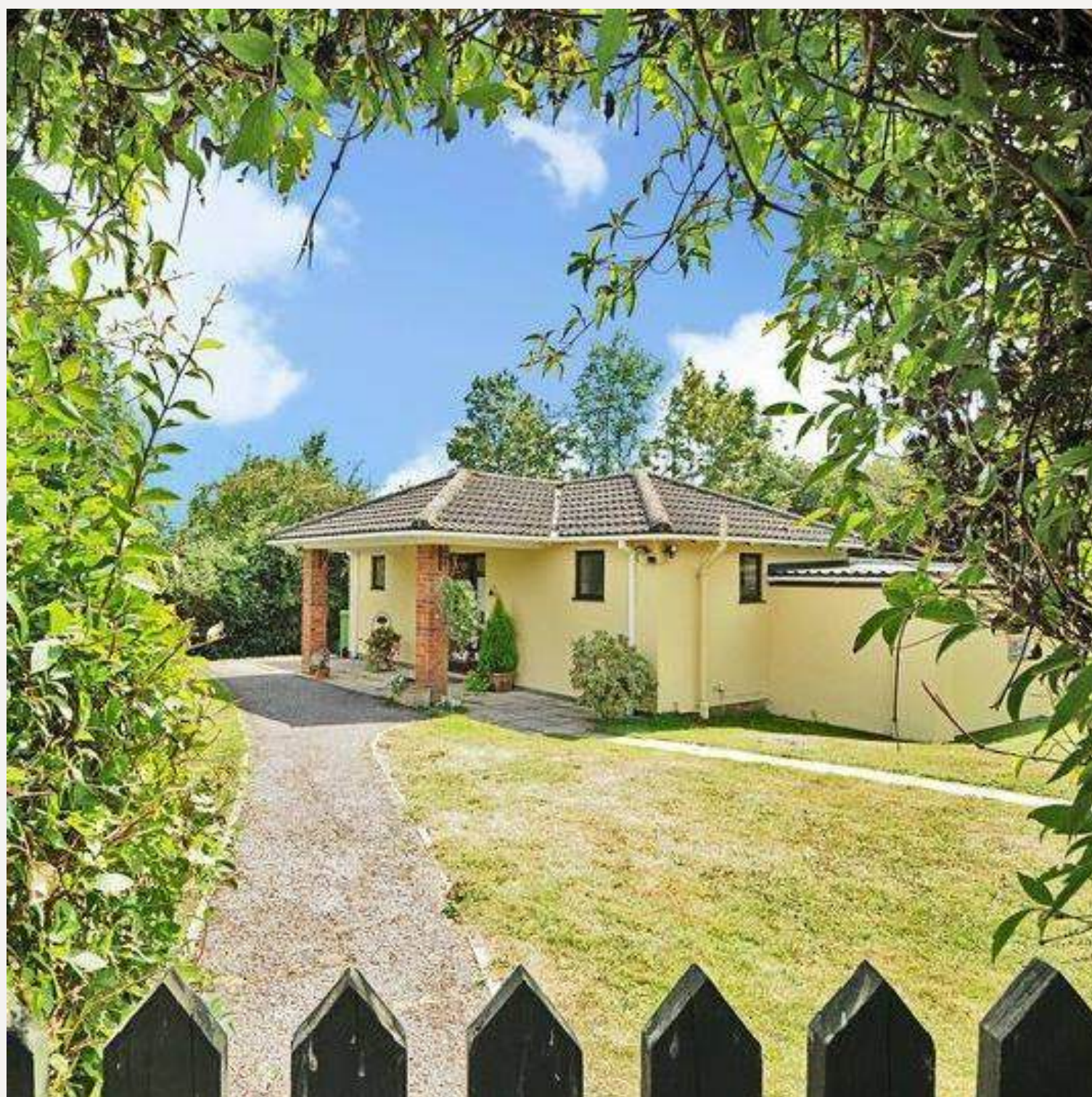


# THE CATTERY

The current owners run Courtyard Cattery, one of only a few catteries in the South West to meet EU standards. Rated 5 star, the business will be included with the sale (further details upon request).

The cattery is inspected annually by Teignbridge District Council and issued with a license to trade as a cattery.

The accommodation is of a high standard with 35 pens. Each pen can take up to two cats and there are five family pens which can take up to four cats (only from the same family).









# Outside

The low maintenance gardens are a standout feature of this property and offer an superb setting for outdoor living and entertainment.

The well maintained deck area provides ample space for alfresco dining - perfect for hosting summer gatherings with family and friends.

The garden adjacent to the property has been fenced and screened to offer a great degree of privacy.

Beyond is a fenced paddock offering superb far reaching views.

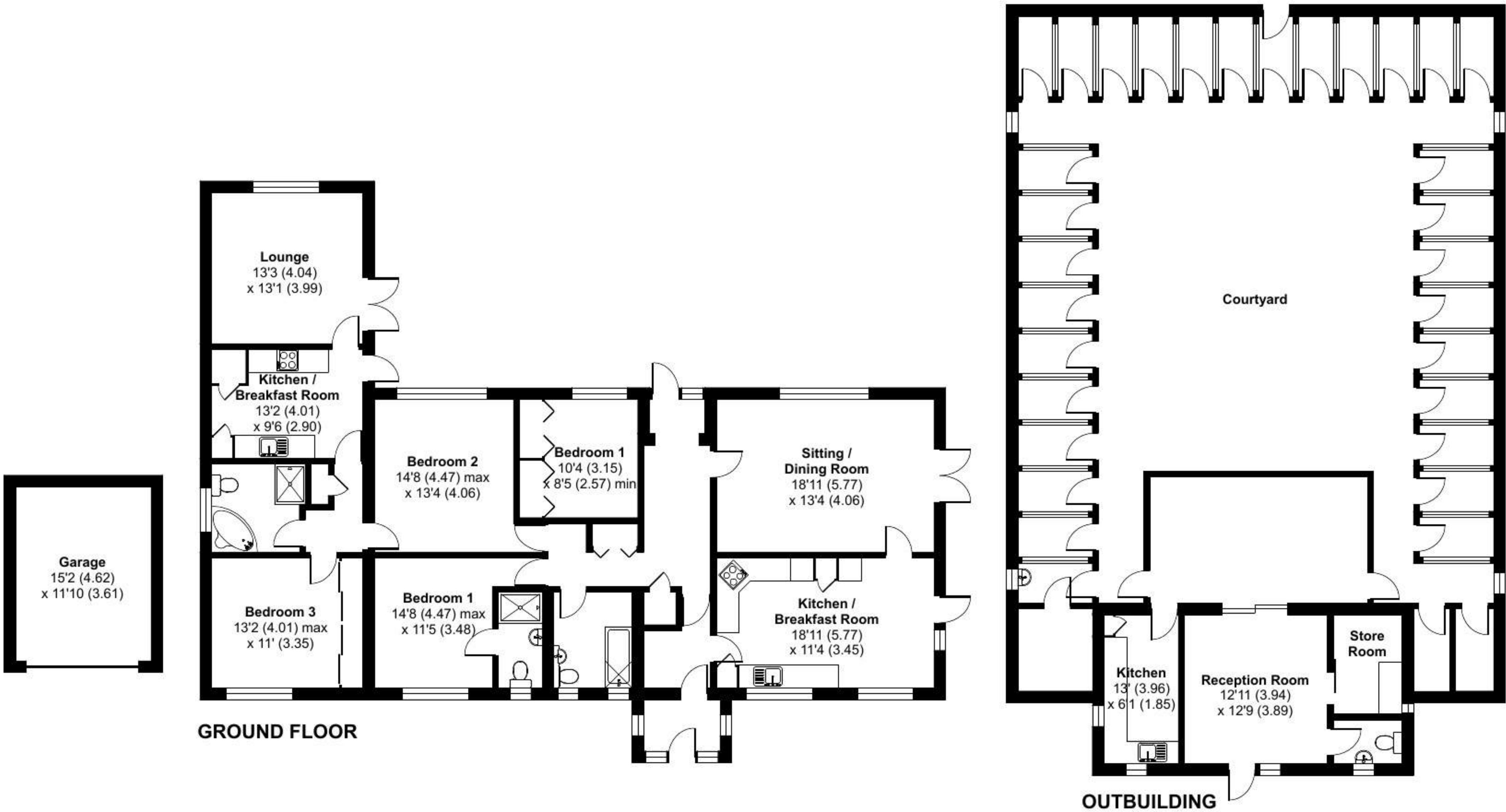
There is a separate access for the cattery to that of the main accommodation with plenty of parking available.





# Marden Farm, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1822 sq ft / 169.2 sq m  
Garage = 179 sq ft / 16.6 sq m  
Outbuilding = 1560 sq ft / 145 sq m  
Total = 3561 sq ft / 330.8 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). © nichecom 2024. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1150544



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# Key Facts for Buyers

## TENURE

Freehold.

## COUNCIL TAX - Band F

**BUSINESS RATES** - The Cattery has a Rateable Value of £7,700 however, the premises currently benefits from Small Business rates Relief.

## EPC - C

## SERVICES

The property has all mains services connected and oil fired central heating., There is private drainage with a newly installed Water Treatment Plant.

## BROADBAND

Superfast Broadband is available but for more information please click on the following link - [\*\*Open Reach Broadband\*\*](#)

## MOBILE COVERAGE

Check the mobile coverage at the property here - [\*\*Mobile Phone Checker\*\*](#)

## MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

### **Property Report - Key Facts for Buyers**

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

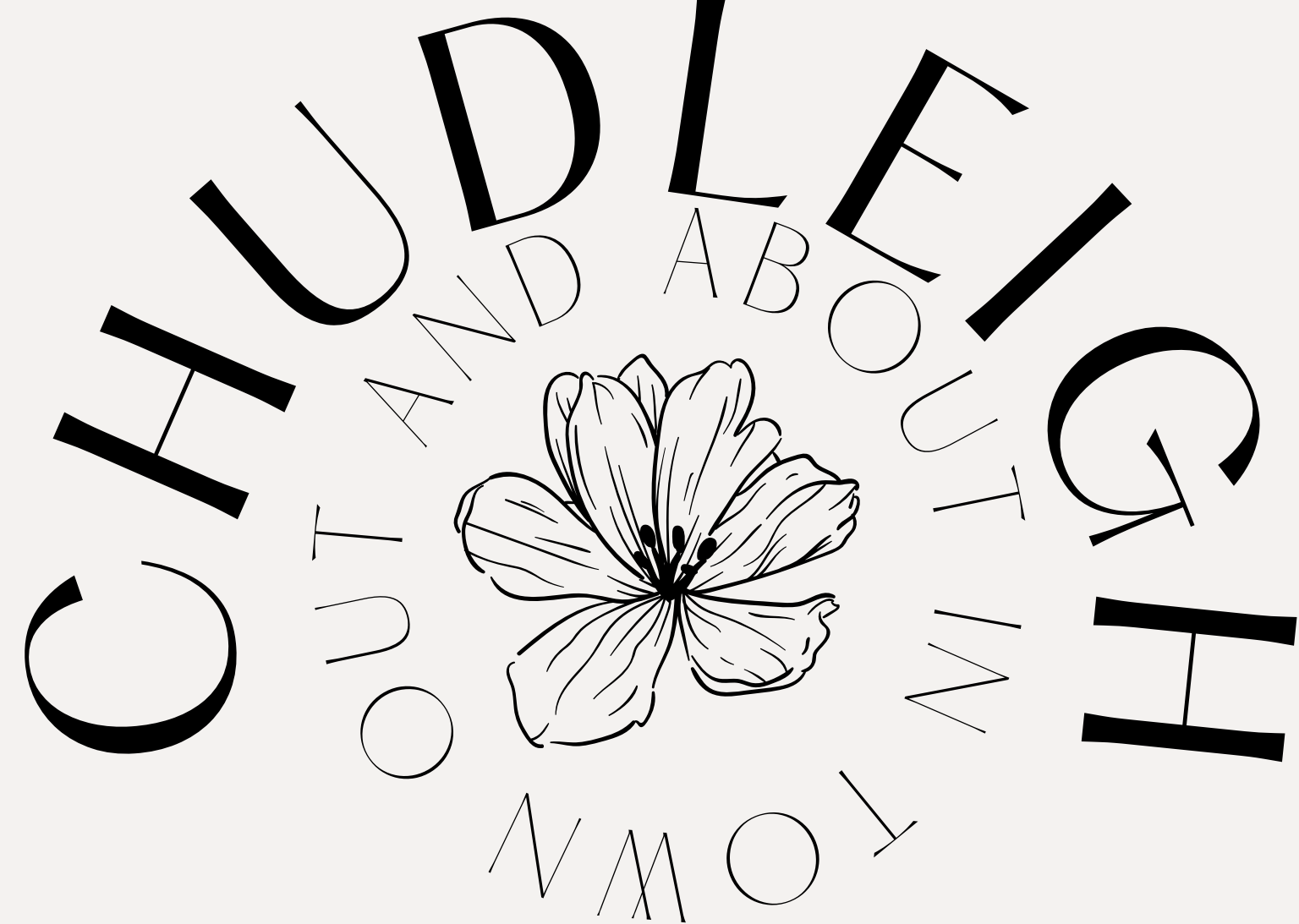
## VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652 or Teign Valley Office - 01626 852666.

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

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Chudleigh has a wealth of charm and community spirit, but has the atmosphere of a village. It is well served by a good range of shops, public houses, restaurants, church and primary school.

The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes.

Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter, Exeter Airport and the M5 motorway. There is a mainline railway station at Newton Abbot with connections to London Paddington, Exeter and Plymouth.

Also within easy reach is the stunning south Devon coast, including the Rivers Teign and Exe estuaries and very close by is the beautiful scenery of Dartmoor with its many opportunities for walking and riding.













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To view or to request more information call 01626 852666  
Email: [hello @sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)