



MARDEN FARM, CHUDLEIGH

SAWDYE & HARRIS
CELEBRATING 175 YEARS



MARDEN FARM

CHUDLEIGH • DEVON • TQ13 0DR

Marden Farm is a well-positioned detached bungalow set within approximately 1.12 acres of grounds, enjoying far-reaching countryside views and a semi-rural setting on the edge of Chudleigh.

The property offers a rare combination of comfortable residential accommodation alongside an established and well-regarded cattery business, providing flexibility for buyers seeking a lifestyle change, home-and-income opportunity, or a property with future potential (subject to consents).

PRICE GUIDE £795,000



**SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE**

01626 852666

HELLO@SAWDYEANDHARRIS.CO.UK



★ KEY FEATURES ★

- Detached bungalow set within approximately 1.12 acres
- Established, licensed cattery business (included in the sale)
- Main residence plus self-contained annex, offering flexible accommodation
- Attractive gardens, paddock and countryside views
- Separate access to the cattery facilities
- Edge-of-town position within easy reach of Chudleigh and the A38
- Suitable for a range of buyers, including owner-occupiers, lifestyle purchasers and investors





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.



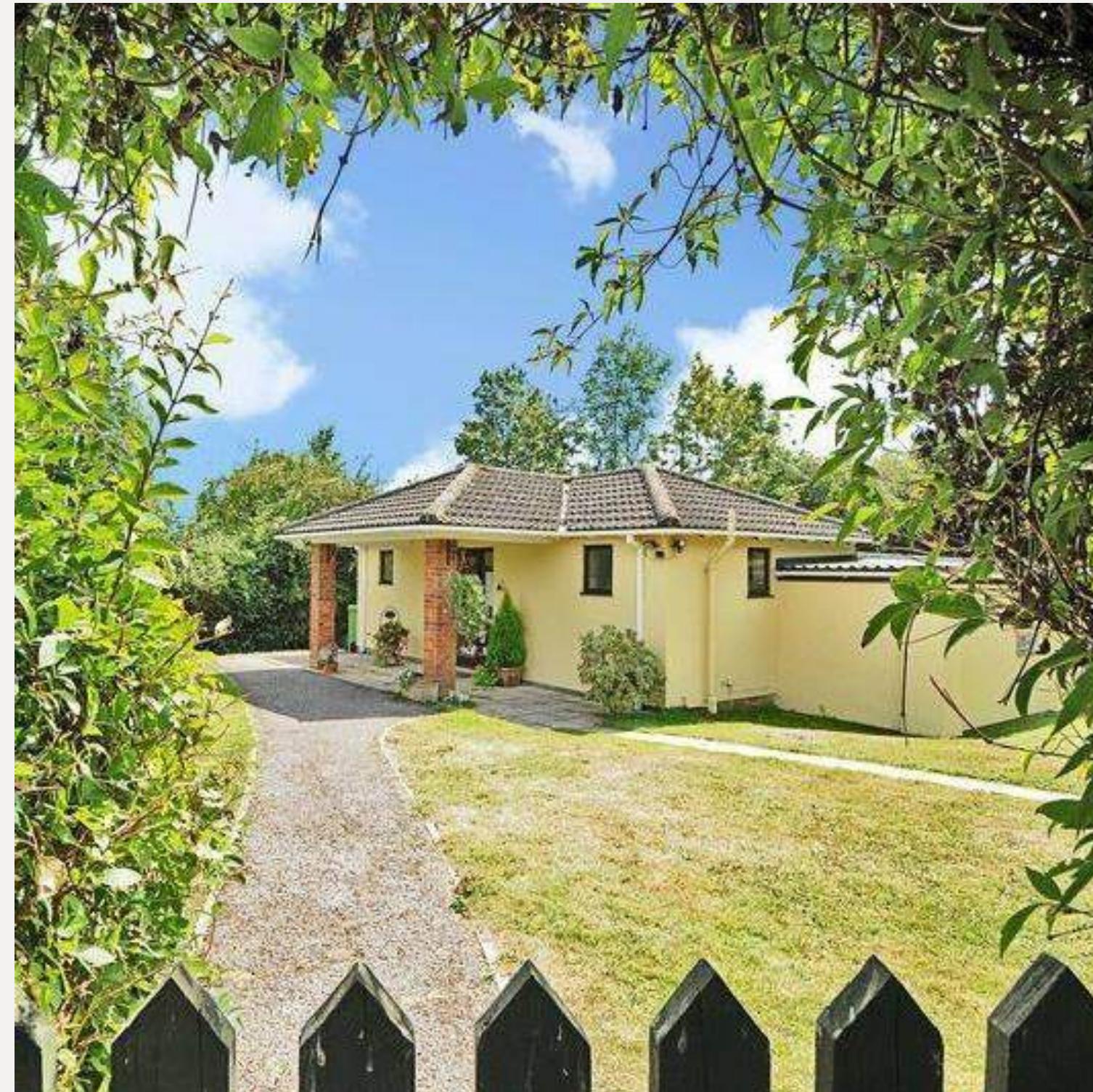
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THE CATTERY

The cattery is a long-established and well-run business, licensed and inspected annually by Teignbridge District Council.

The facility includes 35 individual pens, each accommodating up to two cats, along with five family pens suitable for up to four cats from the same household. The business has been operated to a high standard and further information, including trading figures, is available by request.

Importantly, the cattery benefits from separate access from the main residence, allowing the business to operate independently of the household.





Outside

The gardens are well maintained and designed to be relatively low maintenance, with a decked seating area providing an excellent space for outdoor dining and entertaining.

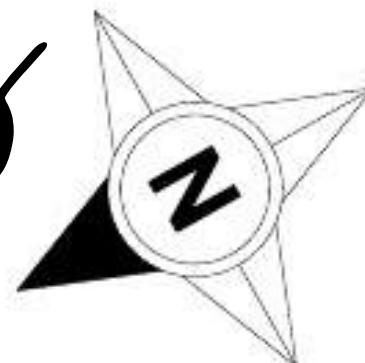
Beyond the formal gardens lies a fenced paddock and open grounds, offering both privacy and far-reaching views across the surrounding countryside.

There is ample parking and a clear separation between the residential and business elements of the property.



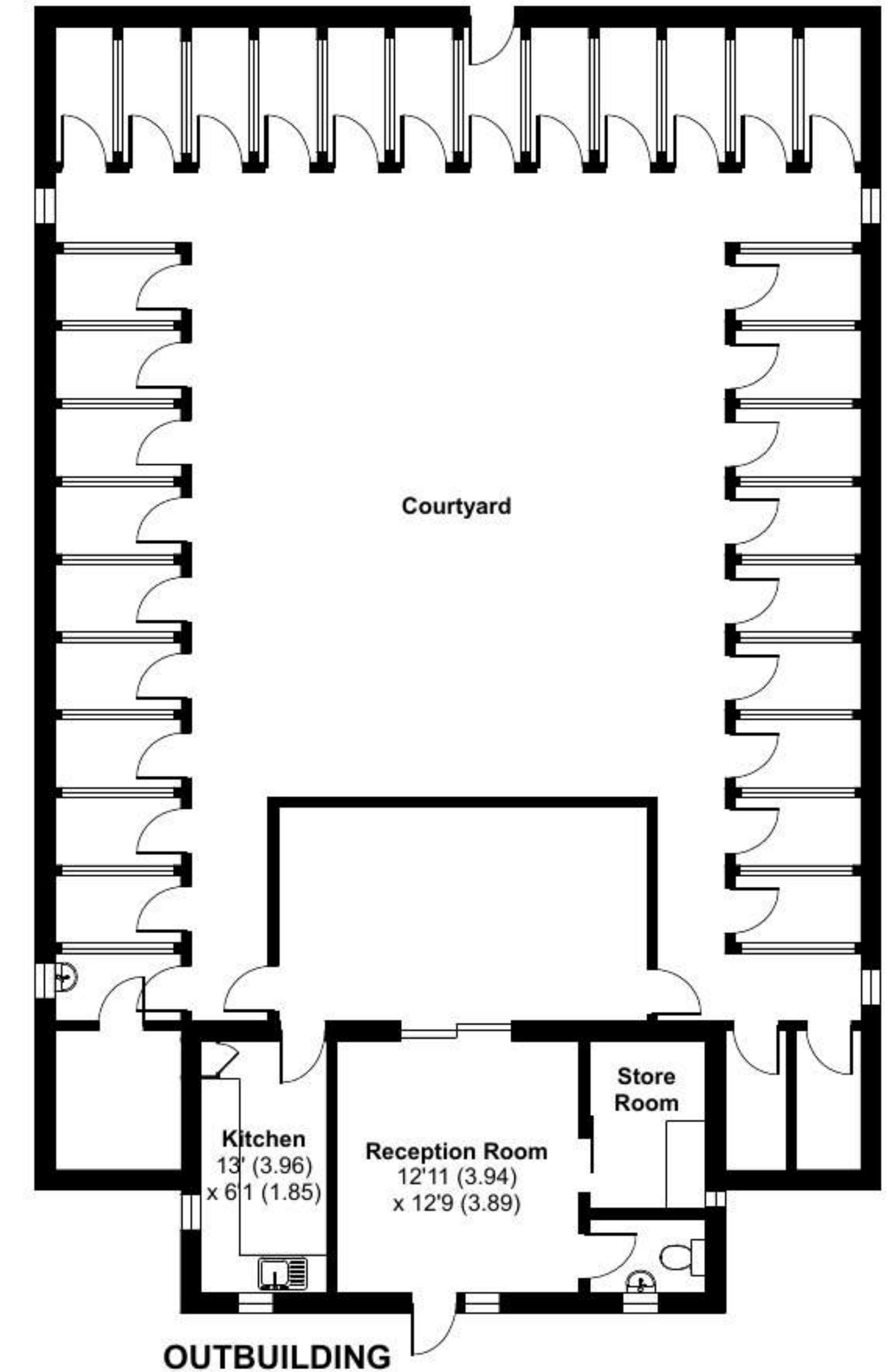
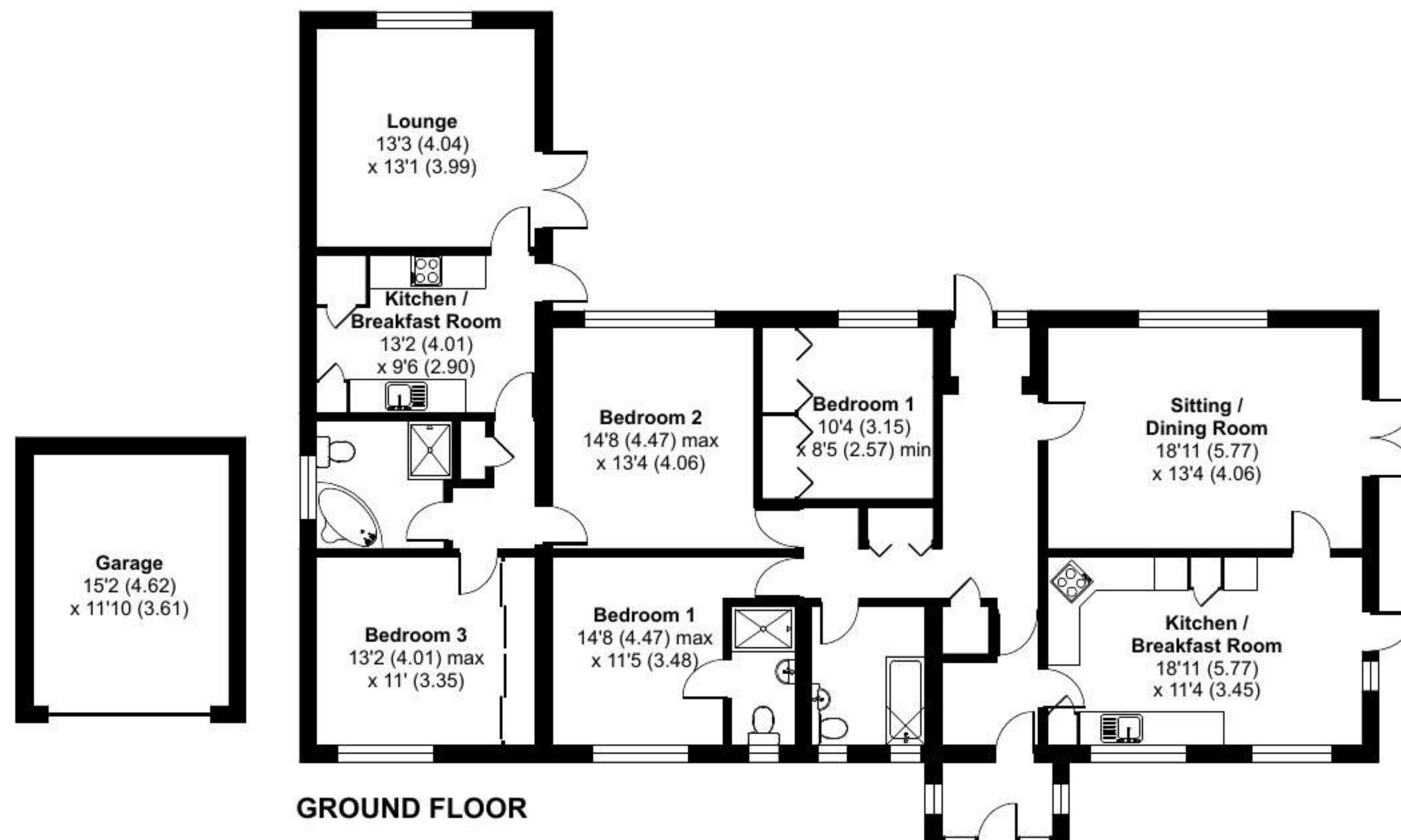
Marden Farm, Chudleigh, Newton Abbot, TQ13

Floorplans



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



Certified
Property
Measurer

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.

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services, we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

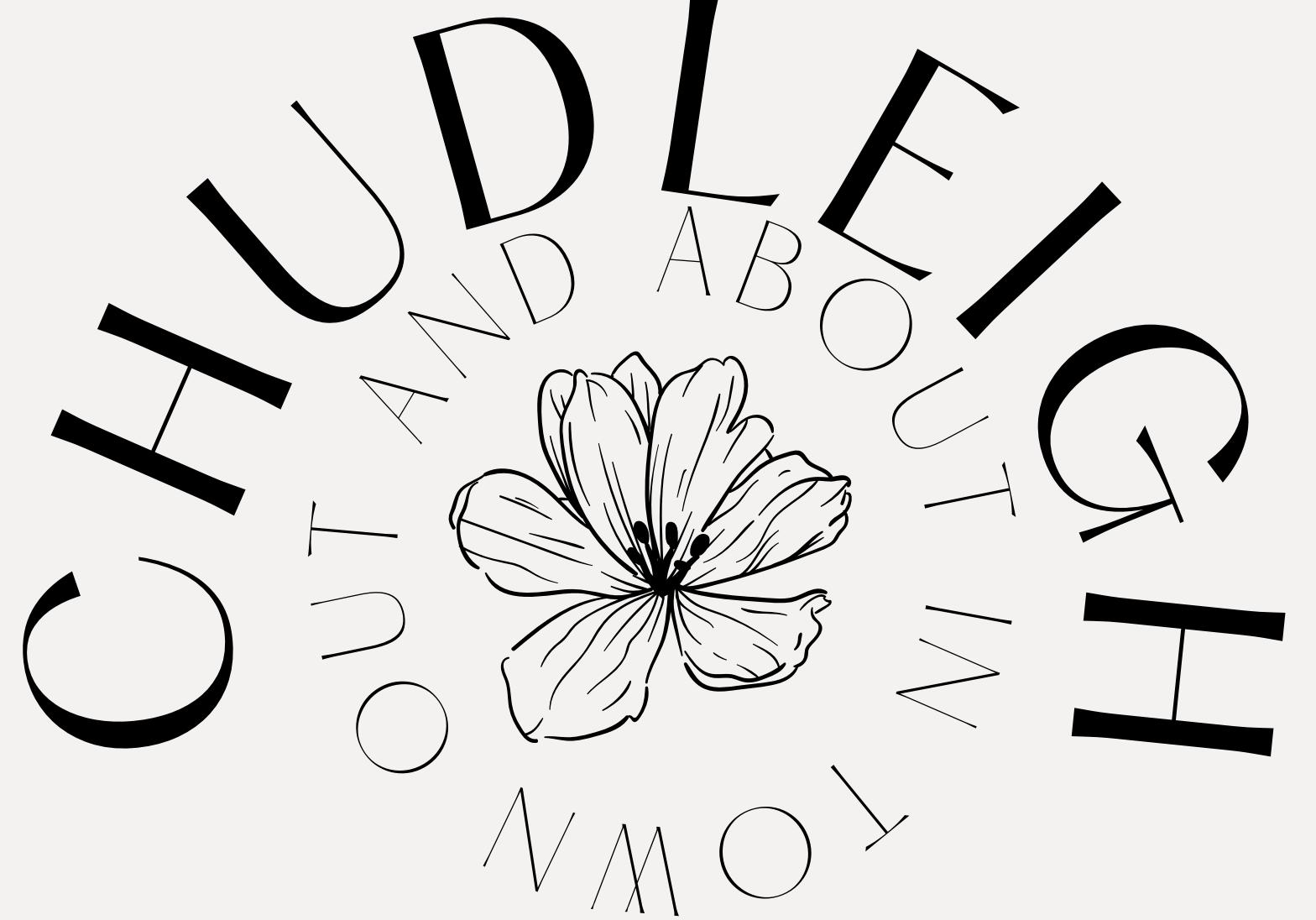
The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



Chudleigh is a popular Teignbridge town offering a strong sense of community alongside a good range of local amenities, including shops, pubs, cafés, a primary school and church.

The town is well placed for access to the A38, providing convenient links to Exeter, Newton Abbot, Plymouth and the wider South West. Newton Abbot mainline station offers direct services to London Paddington, while Exeter Airport provides domestic and international connections.

The surrounding area offers easy access to the South Devon coast and Dartmoor National Park, making it ideal for those seeking both countryside and connectivity.







M a r d e n F a r m
C h u d l e i g h
D e v o n
T Q 1 3 o D R



To view or to request more information call 01626 852666
Email: hello@sawdyeandharris.co.uk