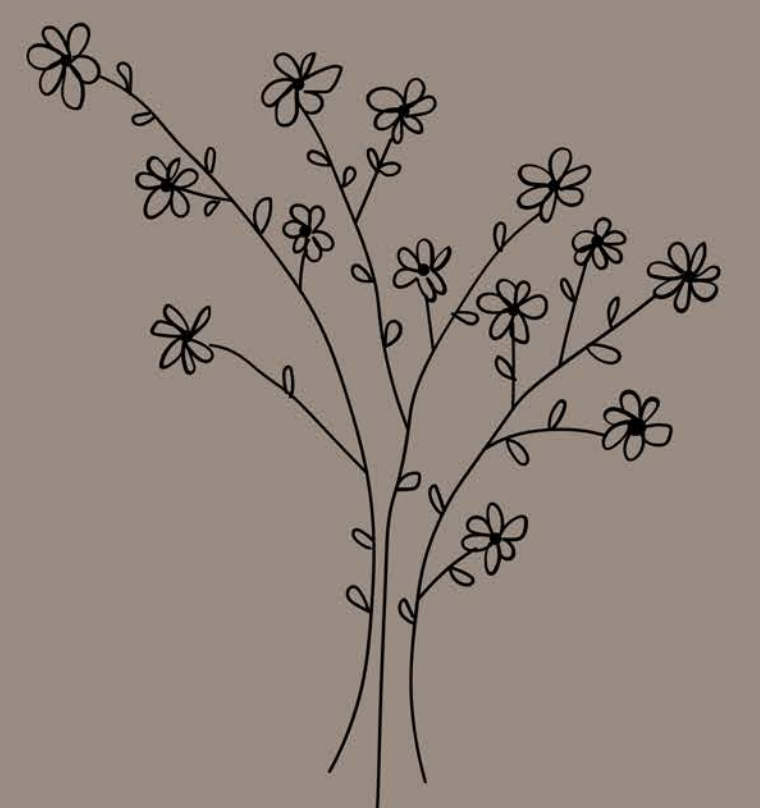


THE GRANARY COTTAGE  
TEIGN VALLEY



The Granary Cottage  
Chudleigh  
DEVON  
TQ13 0EH

A two bedroom Barn Conversion full of character and charm, with stunning rural views, parking and a lovely, natural award winning wildlife garden.

Hallway | Kitchen | Lounge  
Two Bedrooms | Family Bathroom  
Private enclosed Gardens | Parking



THE TEIGN VALLEY OFFICE

TEL: 01626 852666

CHUDLEIGH@SAWDYEANDHARRIS.CO.UK

WWW.SAWDYEANDHARRIS.CO.UK

# Welcome



Enter through the solid wooden front door into the ENTRANCE HALL with useful under stairs storage cupboard housing the hot water cylinder as well as an alcove ideal for hanging coats and storing shoes. Stairs rise to the first floor.





Head up to the FIRST FLOOR where the country style KITCHEN greets you. With views to the rear garden via the velux window which lets in lots of light. as well as space for table and chairs this kitchen has a lovely feel to it. There are French doors allowing access to the rear garden.



The LOUNGE area enjoys views to the front aspect and fields beyond. There is a log burner for cosy nights, a feature stone wall and exposed ceiling beams all adding to the overall characterful and charm of this lovely conversion.





The main Bedroom is at the front of the property and enjoys the countryside views. It is a good sized double bedroom. The second bedroom is also a good size and has built in storage with shelving. The BATHROOM has been recently refitted and has a modern feel to it.





The gardens are a must see! They are of a generous size with many mature plants and shrubs, over terraced levels with a patio for alfresco dining adjacent to the house. There is also a greenhouse making this a gardeners dream.



# The Finer Details

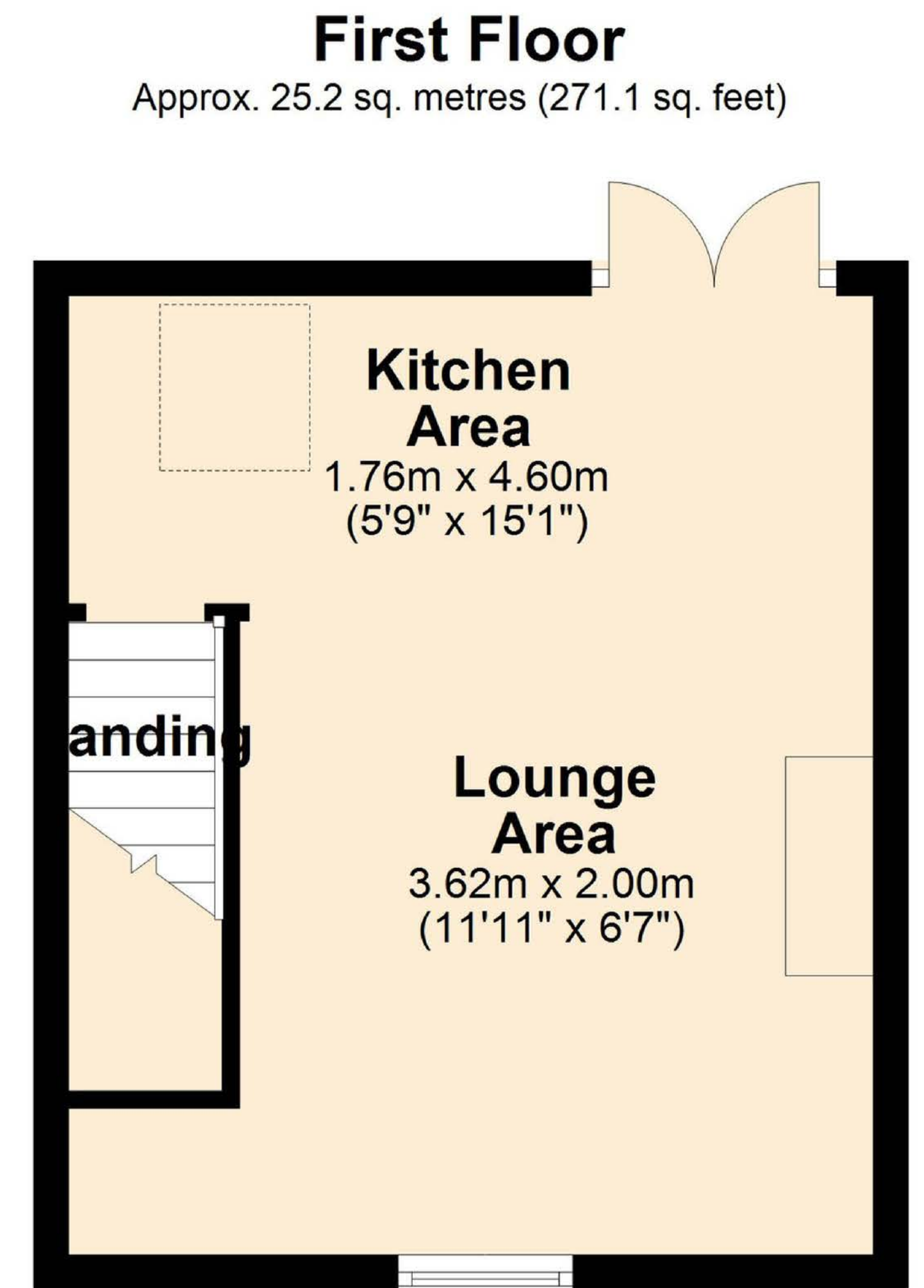
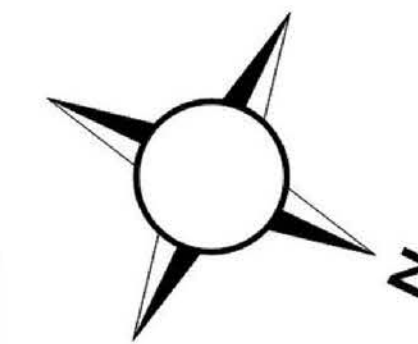
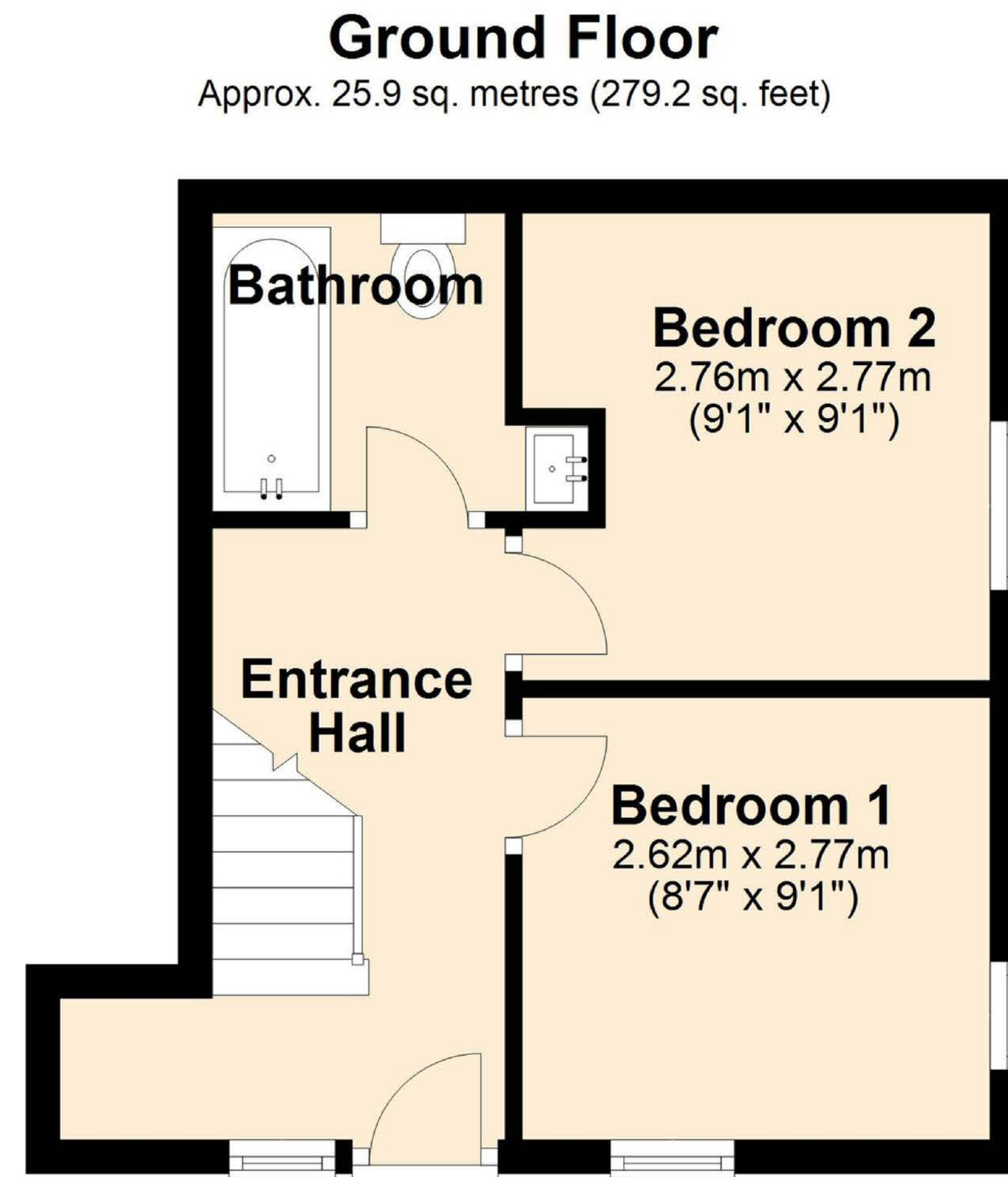
## Services

Mains Water & Electric  
Shared Septic Tank

Council Tax - B

EPC - Awaiting

Tenure - Freehold



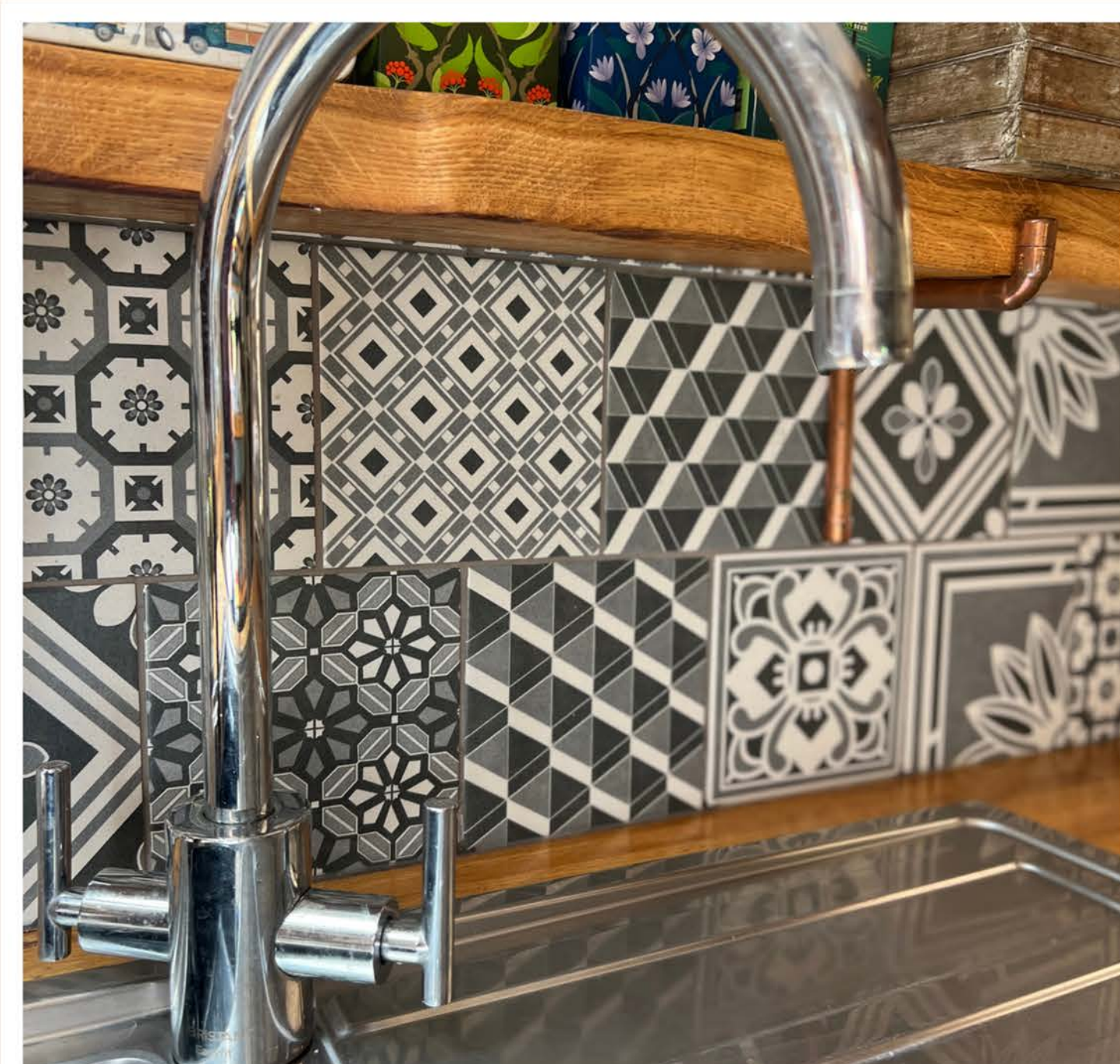
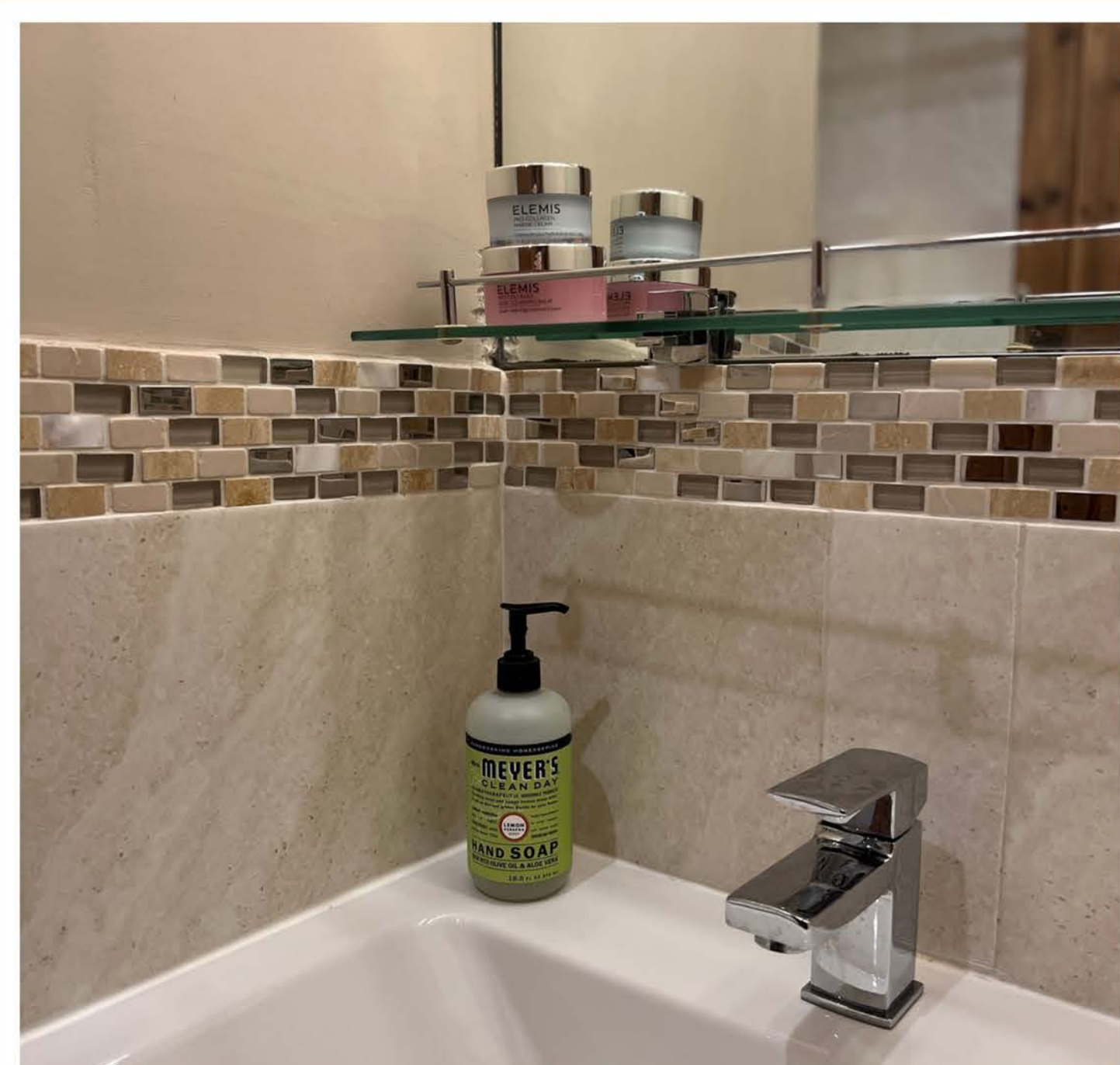
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# THE TEIGN VALLEY



The property is located just on the outskirts of Chudleigh, near the small village of Trusham. Chudleigh is a small town with 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, vet 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. A regular 'bus service runs to both Exeter and Newton Abbot.







SCAN ME to book a viewing  
or call the Sawdye & Harris team on 01626 852666

