



3 VALLANCE COTTAGES, CHUDLEIGH



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Chudleigh Knighton - TQ13 0ES

A Charming Two-Bedroom Cottage in the Heart of the Village

Nestled in a characterful terrace, this two-bedroom cottage offers warm and convenient living in a popular village setting. Perfect for first-time buyers, downsizers or investors, the property features:

🏠 **Inviting Living Space** – A warm and welcoming sitting room, ideal for relaxing after a long day

🔍 **Cottage-Style Kitchen** – Compact yet functional, with space for dining and direct access to the rear

🛏 **Two Comfortable Bedrooms** – Light-filled rooms with traditional features

🌸 **Pretty Cottage Garden with storage** – A touch of kerb appeal and village charm

A superb home with a lovely feel —get in touch today to arrange your viewing!



SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE

01626 852666
HELLO@SAWDYEANDHARRIS.CO.UK



Step inside...



This welcoming cottage kitchen is full of character, with traditional units, open shelving, and exposed wood beams. A glazed door opens directly to the garden, filling the space with natural light and creating a lovely indoor-outdoor feel. Compact but well-designed, it's a practical and homely spot — perfect for everything from morning coffees to evening meals.







The LOUNGE offers a cosy and characterful space, centred around a charming wood-burning stove — perfect for curling up on colder evenings. Exposed beams and soft natural light add to the warmth and homely feel. Whether it's a quiet night in or a catch-up with friends, this room offers comfort and charm in equal measure.





Upstairs, you'll find two light and comfortable bedrooms, each with their own cottage charm. The main bedroom enjoys a peaceful front aspect, while the second room offers flexibility — ideal as a guest room, nursery, or home office. Both rooms are beautifully presented and feel calm and inviting — perfect for winding down at the end of the day.





Neat, bright, and functional, the bathroom offers a clean and simple space to start and end your day. With a white suite and absolutely bathed in sunshine, it's a practical and calming addition to this charming home.



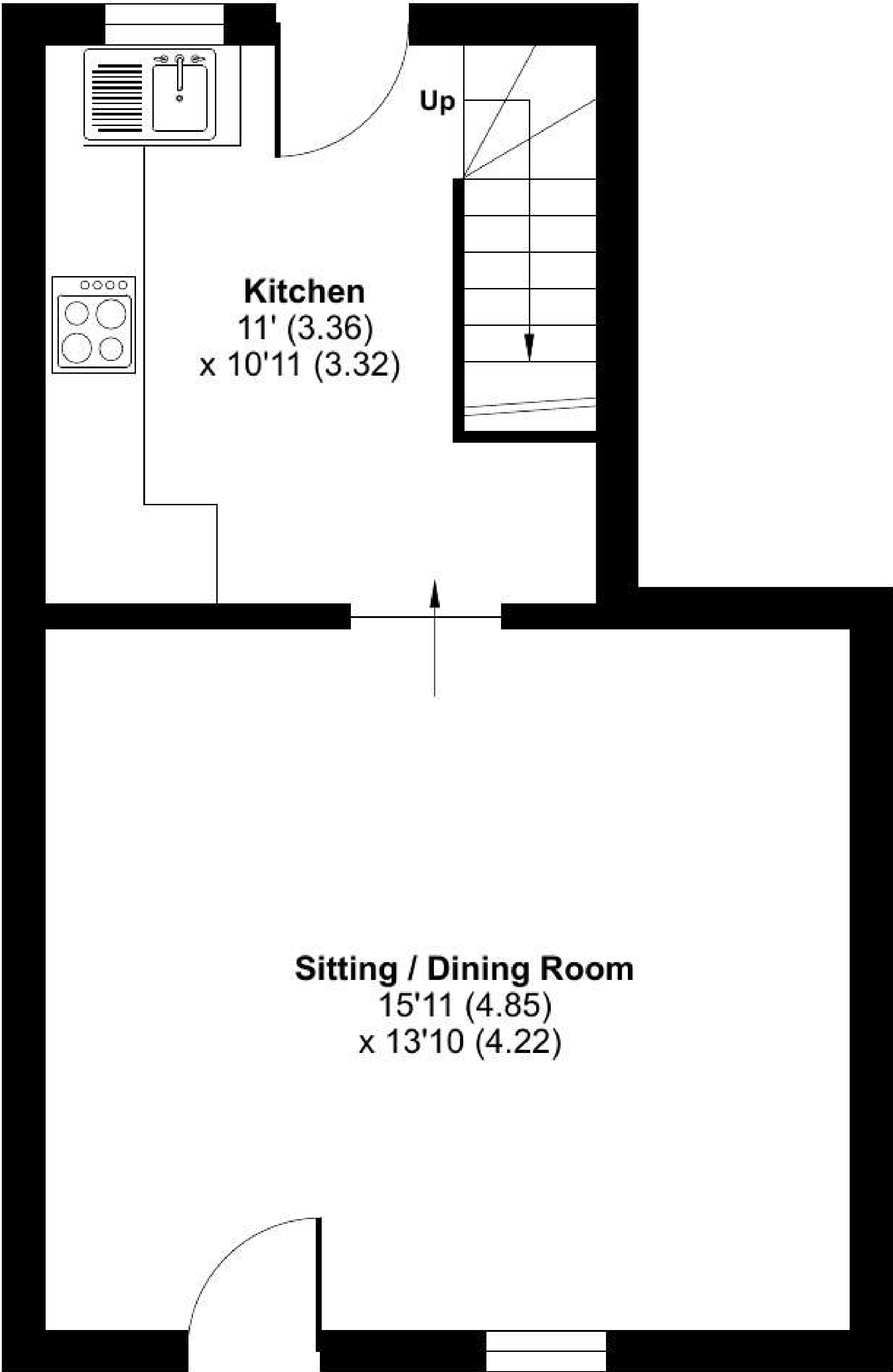


Pretty and well-kept, the rear garden offers a peaceful escape with space to relax, dine, or potter with plants. The garden is walled and therefore safe for pets and children. There's a useful storage shed, a pretty summerhouse and rear access, making it both practical and private. It's the perfect outdoor haven to enjoy the village setting.

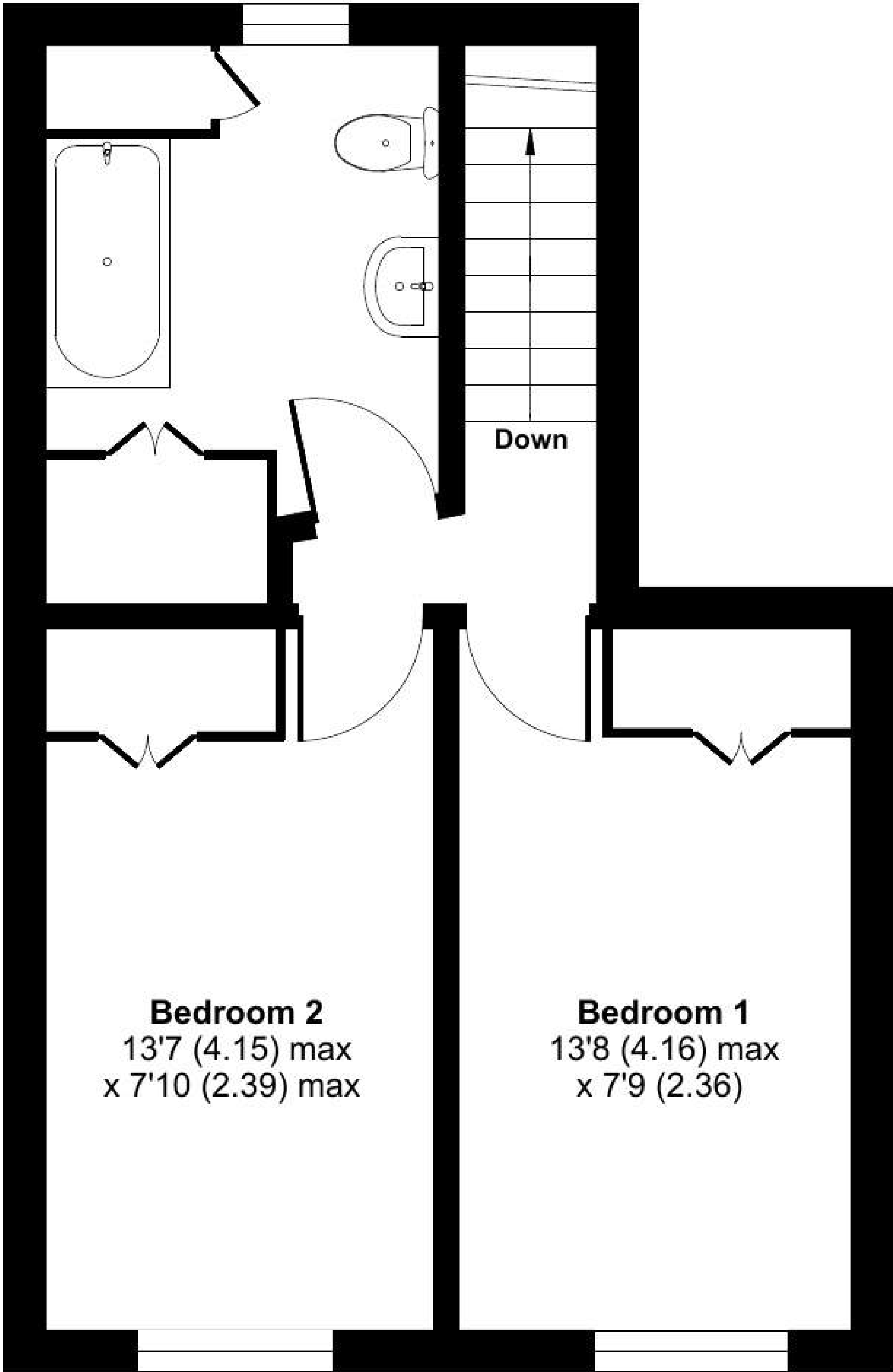
Vallance Cottages, Chudleigh Knighton, Chudleigh, Newton Abbot, TQ13

Approximate Area = 692 sq ft / 64.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1268996



Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - Band B

EPC - D

SERVICES

The property has all mains services connected and Gas fired central heating.,

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.

Chudleigh Knighton

Nestled in the heart of Devon, Chudleigh Knighton is a welcoming village that offers a true sense of community alongside the charm of countryside living. Perfectly positioned for both families and individuals alike, the village is home to a highly regarded primary school and a popular play school, making it a great place for young families to settle.

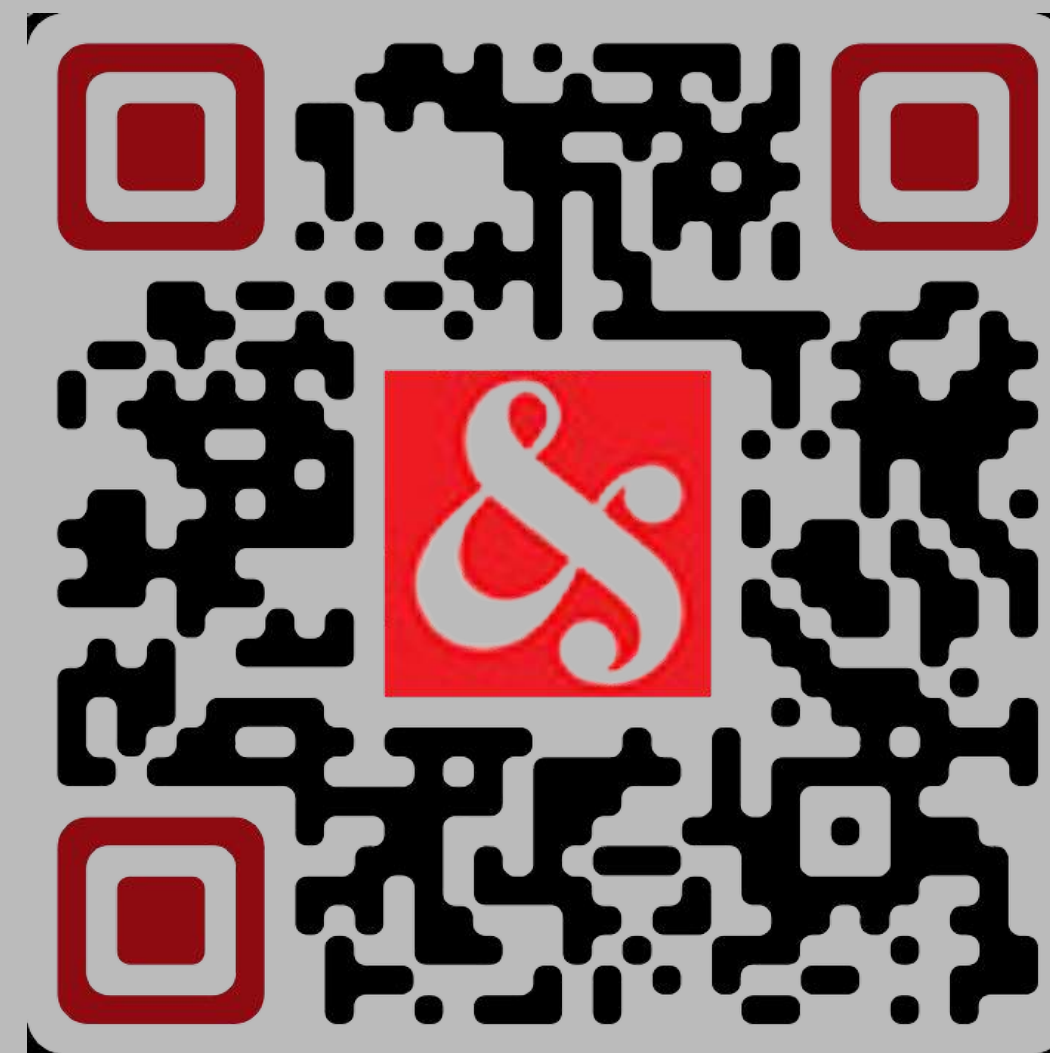
Locals enjoy a range of amenities, including a well-stocked Post Office, attractive allotments, and the much-loved village pub – a warm and friendly spot to grab a meal or catch up with neighbours.

Chudleigh Knighton is also surrounded by beautiful woodland and riverside walks, offering plenty of opportunities to explore the natural beauty of the area. For outdoor fun, there are several parks and green spaces, ideal for children or a peaceful afternoon stroll.

The vibrant Village Hall plays a central role in community life, hosting everything from yoga classes and coffee mornings to bingo nights and pool hall gatherings. Whether you're after tranquillity, convenience, or a strong community spirit, Chudleigh Knighton is a place you'll be proud to call home.



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