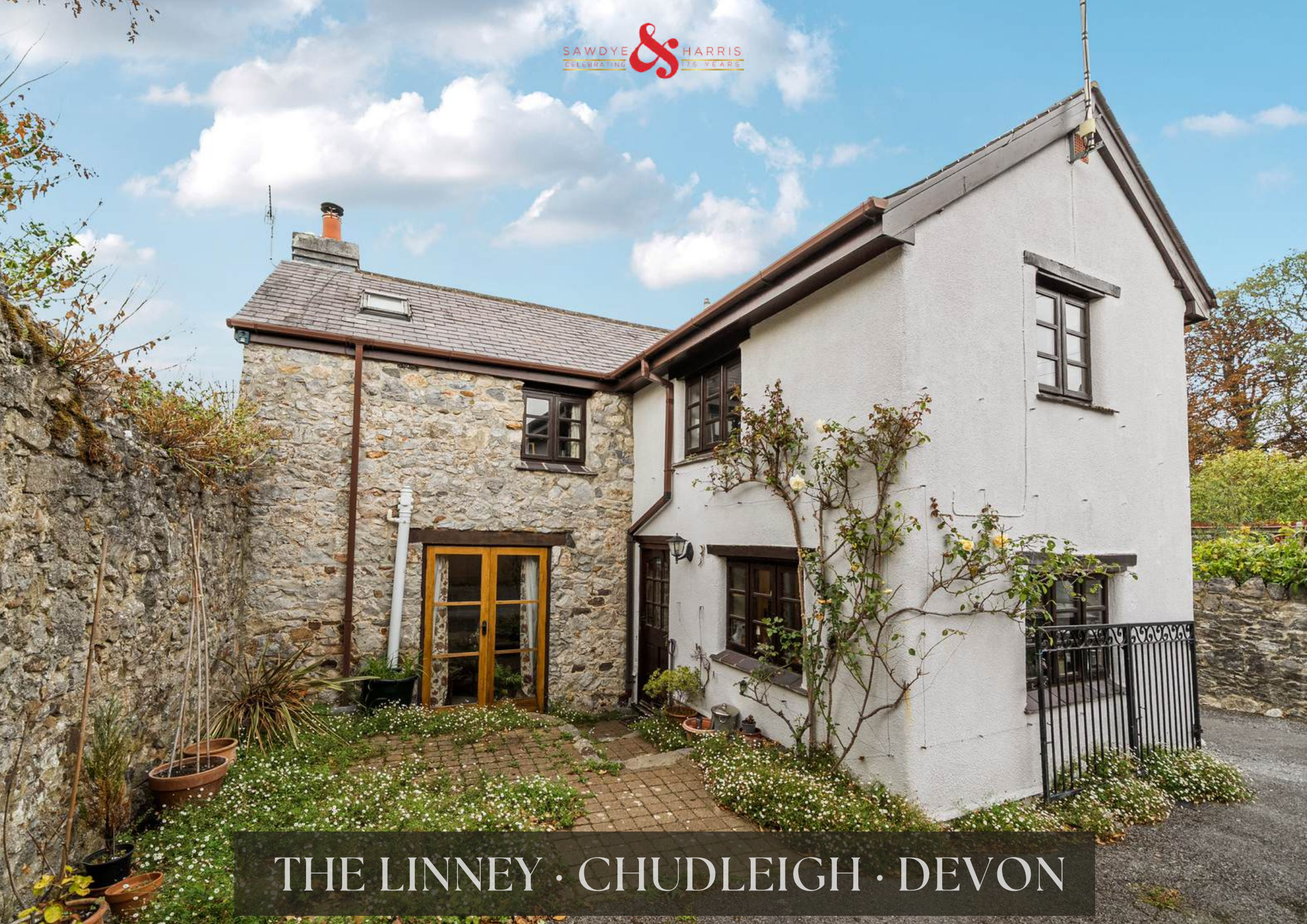




THE LINNEY · CHUDLEIGH · DEVON

Welcome to The Linney, Chudleigh



A CHARACTERFUL BARN CONVERSION, TUCKED AWAY IN THE HEART OF CHUDLEIGH

Set in a quiet, tucked-away position just off New Exeter Street, The Linney is an individual stone barn conversion that has clearly been much loved. Originally converted in 1996, it retains a wealth of character, with exposed beams, timber joinery and stonework throughout.

The accommodation is arranged over two floors, with a welcoming living room with fireplace, a generous kitchen/diner with a gas-fired AGA, two double bedrooms (one with an en suite shower room) and a bathroom.

Outside, a private walled garden, greenhouse, garage and parking complete a rare package — all within a level walk of the town's shops, cafés and amenities.

KEY FACTS

THE HOME

- Individual stone barn conversion, converted in 1996
- Living room with fireplace and French doors to the garden
- Kitchen/diner with gas-fired AGA
- Two double bedrooms
- Bathroom, en suite shower room and ground-floor WC
- Exposed beams, timber doors and joinery throughout
- Gas central heating with a new combination boiler
- Approximately 948 sq ft of accommodation

The Linney combines the charm of a converted barn with the practicality of a town-centre home. Beams, timber joinery and stone walls give it real individuality, while two double bedrooms, two bathrooms, an AGA-heated kitchen/diner and a cosy living room provide comfortable, everyday living.

What makes it especially rare is the combination of a quiet, tucked-away position with a private walled garden, greenhouse, garage and off-road parking — all within a level walk of Chudleigh's shops, cafés and amenities. It will appeal equally to those moving to the area, downsizers looking for character without compromise, and anyone seeking a peaceful base within easy reach of Exeter, the A38, the Teign Valley and Dartmoor.

THE SETTING

- Quiet, tucked-away position off New Exeter Street
- Level walk to the centre of Chudleigh
- Private walled garden with pergola and greenhouse
- Garage and off-road parking
- Easy access to the A38 for Exeter and Newton Abbot
- Teign Valley and Dartmoor close by



The Living Room

The living room is a wonderfully cosy space, full of the character that makes The Linney so special. Heavy exposed beams cross the ceiling, while a stone fireplace forms the natural focal point of the room.

Light pours in through the windows and glazed doors, which open out onto the garden, creating an easy connection between inside and out. This is a welcoming room for relaxing in all seasons — from long summer evenings with the doors thrown open to winter nights by the fire.





The Kitchen/Diner



The kitchen/diner is the heart of the home, with a gas-fired AGA bringing warmth and traditional appeal. Cream-fronted units, a tiled floor and exposed ceiling beams create a classic country-kitchen feel, while a window over the sink brings in natural light.

There is space for a family dining table, making this a sociable room for everyday living, relaxed suppers and entertaining friends.



The Bedrooms

The Linney offers two well-proportioned double bedrooms, each with its own character. Vaulted ceilings and exposed timbers echo the building's barn origins, while traditional plank doors and deep-set windows add charm.

Bedroom one measures 12'9 x 9'8 and bedroom two 13'2 x 10'9 (both maximum), giving comfortable space for furniture and storage.





Bathroom & en suite



The bathroom continues the home's character, with a timber-panelled bath, pedestal basin and WC beneath an exposed ceiling beam, and a small window bringing in natural light.

Bedroom one benefits from an en suite shower room with a corner shower enclosure, vanity basin and WC, and there is also a separate ground-floor WC.



A private, walled garden — a rare find so close to the town centre.

Outside

The Linney's private garden is enclosed by attractive old stone walls, creating a sheltered and secluded retreat. Paved and gravelled areas are planted with established shrubs and perennials, while a vine-covered pergola and a greenhouse add interest for the keen gardener.

The property also benefits from a garage and off-road parking — a real asset in a town-centre setting.



Linney, New Exeter Street, Chudleigh, Newton Abbot, TQ13



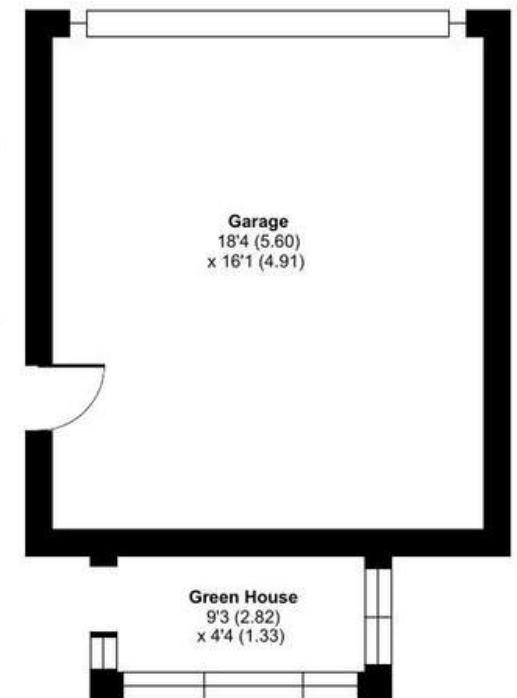
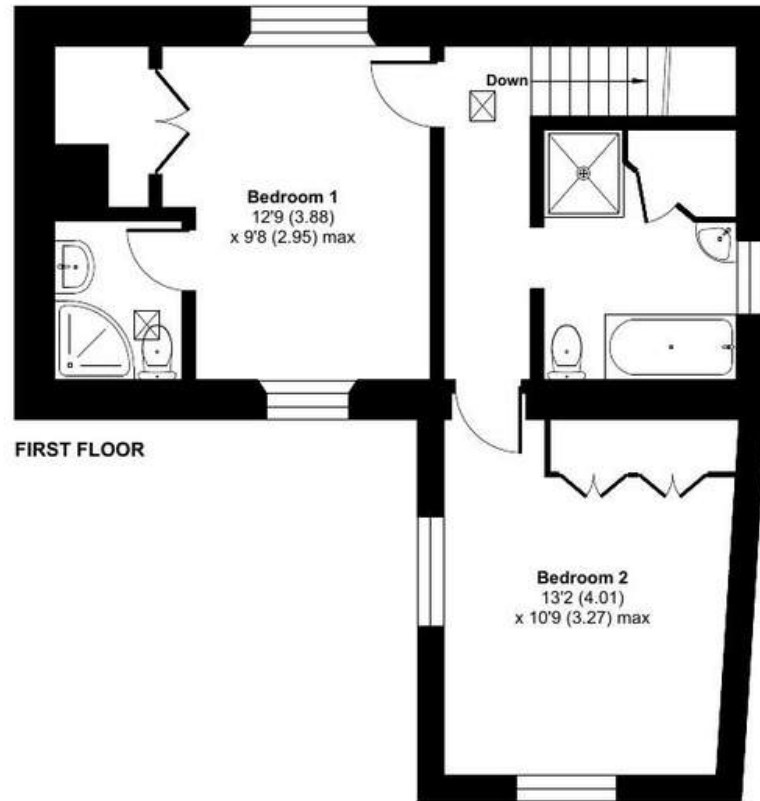
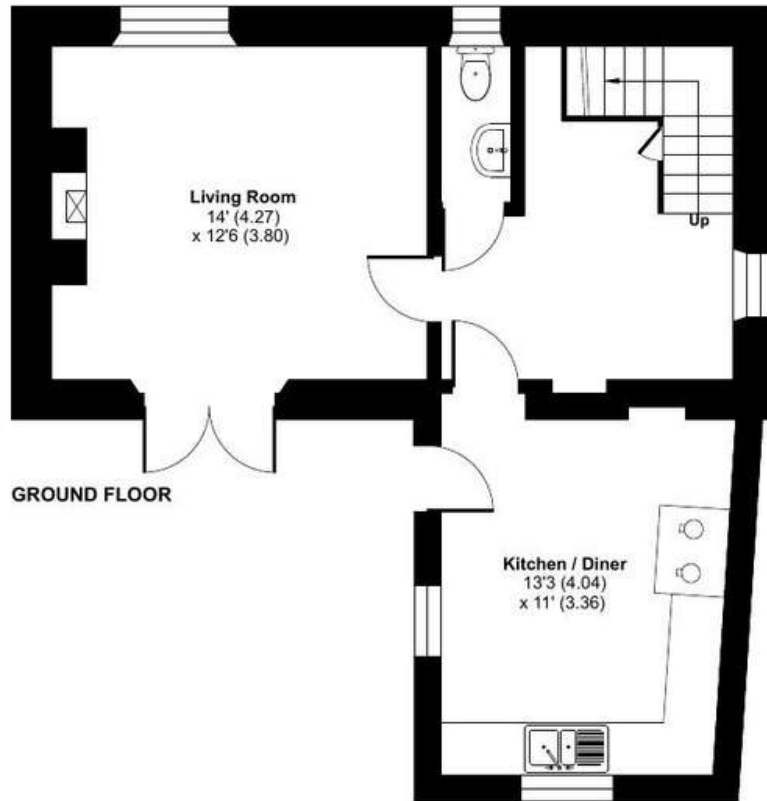
Approximate Area = 948 sq ft / 88 sq m

Garage = 296 sq ft / 27.4 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 1284 sq ft / 119.1 sq m

For identification only - Not to scale



GARAGE / OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1525880



KEY FACTS FOR BUYERS

TENURE - Freehold

COUNCIL TAX BAND - D

EPC - D (62), with potential to reach C (77)

SERVICES

The property has mains electricity, gas, water and drainage connected. Heating is by gas central heating via a combination boiler, with a gas-fired AGA in the kitchen.

PARKING

Off-road parking together with a garage measuring 18'4 x 16'1 (5.60m x 4.91m).

BROADBAND

To check broadband availability and speeds at the property, please click on the following link - [Openreach 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 -

[Key Facts for Buyers - click here](#)

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 The Teign Valley Office - 01626 852666 Email - hello@sawdyeandharris.co.uk

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 to £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 Provider 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.

ABOUT CHUDLEIGH



Chudleigh offers an appealing balance of community, countryside and convenience, making it a popular choice for buyers looking to enjoy a more relaxed pace of life without feeling cut off.

The town has a strong local identity, with independent shops, cafés, pubs and everyday amenities all helping to create a genuine sense of community. There is also a busy local calendar and a heated outdoor swimming pool, adding to the town's active and sociable feel. For those who enjoy being outdoors, Dartmoor is within easy reach, while Haldon Forest and the wider South Devon countryside provide further opportunities for walking, cycling and time spent outside.

Chudleigh is also particularly well placed for travel around the region. The A38 provides convenient connections towards Exeter, Newton Abbot and Plymouth, making the town a practical base for commuting as well as exploring South Devon. For many buyers, it is this combination that gives Chudleigh its appeal: a well-connected small town with a strong community, excellent access to the countryside and everyday life close at hand.

**TUCKED AWAY YET WITHIN A LEVEL WALK OF THE TOWN CENTRE,
THE LINNEY OFFERS THE BEST OF BOTH WORLDS: PEACE AND
PRIVACY, WITH EVERYTHING CHUDLEIGH HAS TO OFFER CLOSE AT
HAND.**



THE LINNEY
NEW EXETER STREET, CHUDLEIGH



SCAN ME
TO BOOK
A
VIEWING

Our team would love to show you around

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