



Hamilton House







Hamilton House

Chudleigh, Devon, TQ13 0HX

Exeter 12 miles, Exeter Airport 14 miles

Hamilton House is an elegant five bedroom Grade II Listed Georgian residence, beautifully combining period character with stylish modern living in the heart of Chudleigh.

- Grade II Listed Georgian home
- Bespoke kitchen & utility
- Private walled garden & terrace
- Central Chudleigh location
- EPC D (68)
- Five double bedrooms
- Two elegant reception rooms
- Countryside views
- Council Tax Band G
- Freehold

Guide Price £799,000

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SITUATION

Hamilton House occupies a prominent yet private position in the heart of the sought-after ancient wool town of Chudleigh, where period charm and everyday convenience combine to create an enviable lifestyle. Set back from Fore Street, the property enjoys immediate access to an excellent range of independent shops, cafés, traditional inns, and local amenities, all within easy walking distance.

Chudleigh lies on the eastern edge of Dartmoor National Park, surrounded by rolling South Devon countryside and offering outstanding opportunities for walking, cycling, and outdoor pursuits. Despite its tranquil setting, the town is exceptionally well connected, with the A38 Devon Expressway providing swift access to the cathedral city of Exeter, approximately 12 miles to the north-east, and the vibrant market town of Newton Abbot, around 6 miles to the south, where there is a mainline railway station offering regular services to London Paddington.

The surrounding area is renowned for its excellent educational provision, with a selection of well-regarded state and independent schools nearby, while Exeter offers an extensive range of cultural, recreational, and commercial amenities, together with an international airport.

The South Devon coast, with its picturesque beaches and sailing waters, is within easy reach, whilst the dramatic landscapes of Dartmoor provide year-round enjoyment. Hamilton House is therefore ideally placed to enjoy the best of both town and country living, combining historic character with excellent accessibility to the wider region.

DESCRIPTION

Hamilton House is an impressive Grade II Listed Georgian residence offering beautifully proportioned accommodation extending to over four floors. Forming a significant part of the historic Swanston House, this elegant home successfully combines period character with the comforts and practicality of modern family living.

The current owners have undertaken a comprehensive programme of sympathetic improvements, enhancing the property with a bespoke fitted kitchen, stylish utility room, quality wood-effect flooring and the addition of a substantial garden store, creating a home that is both functional and beautifully presented throughout.





The accommodation is exceptionally versatile, lending itself equally well to family occupation, multi-generational living or those seeking generous space for home working. Many of the principal rooms enjoy delightful far-reaching views across the surrounding Devon countryside, while the private, enclosed stone-walled garden provides a peaceful and secluded setting in which to relax and entertain.

The ground floor is centred around two elegant reception rooms, ideal for both formal entertaining and everyday family life. The magnificent bay-fronted sitting room is a particular highlight, enjoying an abundance of natural light and direct access onto a raised sun terrace overlooking the garden. The bespoke kitchen has been thoughtfully designed with an excellent range of cabinetry and integrated appliances, complemented by a well-appointed utility room with additional fitted units and white goods, together with a conveniently located cloakroom.

Arranged over the upper floors are five generous double bedrooms. The principal suite offers an impressive retreat, complete with a private dressing room and contemporary en suite shower room. Two further modern family bathrooms serve the remaining bedrooms, ensuring ample facilities for larger households or visiting guests.

A fully boarded loft room provides valuable additional accommodation and is currently utilised as a spacious home office. Offering excellent versatility, this area could equally be adapted to provide further bedroom accommodation, subject to any necessary consents.

GARDEN AND GARAGE

Outside, the attractive stone-walled gardens offer a rare degree of privacy and seclusion, providing a delightful extension of the living space. The raised terrace is perfectly positioned for outdoor dining and entertaining, while the substantial garden store offers excellent practical storage for gardening equipment, bicycles and outdoor furniture.

There is a detached garage to the rear of the property with an electric door, internal water tap and lighting and power sockets.

SERVICES

Utilities: Mains drainage, electric and water (metered)

Central Heating: Gas

Solar: Photovoltaic cells to the roof elevation provide useful income to our vendor

Council Tax Band G

Broadband Full Fibre

EE, Three, O2 and Vodafone mobile network likely available

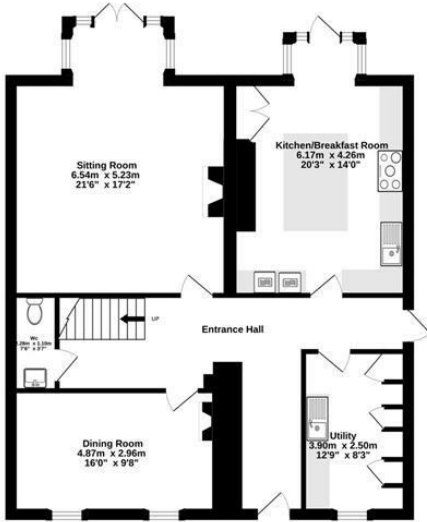
AGENT'S NOTE

Hamilton House is in a Conservation Area

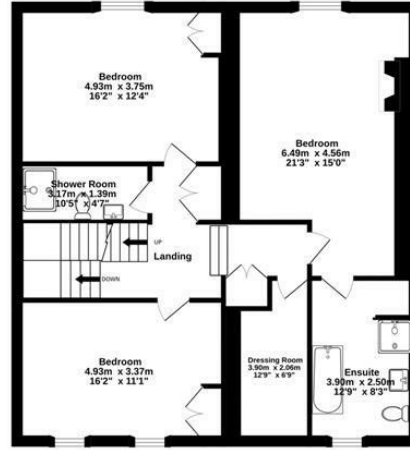
DIRECTIONS

What3words: ///unrated.hamper.campers

Ground Floor
99.2 sq.m. (1068 sq.ft.) approx.



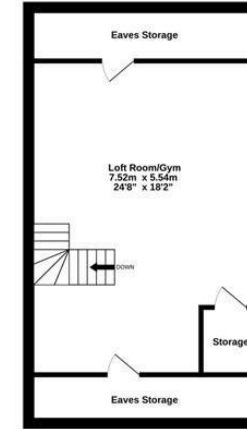
1st Floor
92.8 sq.m. (999 sq.ft.) approx.



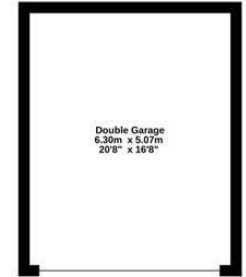
2nd Floor
53.0 sq.m. (570 sq.ft.) approx.



3rd Floor
56.2 sq.m. (604 sq.ft.) approx.



Double Garage
31.0 sq.m. (334 sq.ft.) approx.



TOTAL FLOOR AREA : 332.2 sq.m. (3575 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	68	78
EU Directive 2002/91/EC		



