



HURLOCK COTTAGE, CHUDLEIGH

PROPERTY SUMMARY

Set along a quiet no through lane, within a few minutes walk from Chudleigh high street, is Hurlock Cottage. A gloriously light and quirky converted riding stables offering an appealing blend of character, practicality and low-maintenance living. The accommodation has been designed to make best use of the available rooms, creating a home that feels easy to use, straightforward to maintain and well suited to either full-time family home, a Devon base or continued use as a furnished holiday let.

The property has been successfully used as a holiday let, with the seller advising a strong letting history over the past five years. Its tucked-away position, parking within the undercroft and access to Chudleigh's town amenities make it a particularly convenient option for guests and owners alike.

Internally, the ground floor is finished with solid bamboo parquet flooring, giving the space a warm, distinctive feel while remaining practical and easy to care for. The overall arrangement has been considered with simplicity in mind, keeping cleaning and day-to-day management to a minimum.

There is no garden, which will suit buyers wanting a lock-up-and-leave home without garden maintenance. The undercroft provides a covered space with electricity which could be used for parking, as a work area or for children's play. The property also has efficient electric heating.

Chudleigh is a well-regarded Devon town with a strong community, local facilities and excellent access to open countryside. The town council highlights a choice of walks around Chudleigh, including scenic lanes, forest trails and river routes, while Dartmoor National Park offers extensive walking routes from tors and ancient woodland to villages and valleys. Haldon Forest Park is also nearby, offering walking, cycling and outdoor activities just off the A38.

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Welcome



The entrance hall gives an immediate sense of the cottage's practical layout, with the kitchen/dining room forming the main ground floor living space. Light, bright and easy to use, it offers plenty of room for cooking, dining and relaxed everyday living, with space for a table as well as a sofa, reading corner or children's area if required.

Also on the ground floor is one of the two bathrooms, adding to the practicality of the layout and helping the property work well for both short-stay guests and full-time use.

The flooring to this level includes solid bamboo parquet, adding warmth, texture and a sense of quality underfoot while remaining a durable and easy-care choice for a property designed to be simple to use and maintain.





The kitchen/breakfast room sets the tone for the cottage — simple, stylish and carefully considered.

This is the practical heart of the property, arranged to make everyday use feel easy, with space for cooking, preparing breakfast, making coffee and sitting down for a relaxed meal before heading out into Chudleigh or the surrounding countryside. The kitchen is designed to be clean-lined and efficient, with everything close to hand and no wasted space. It suits the rhythm of the cottage perfectly: manageable and straightforward, yet warm and inviting rather than purely functional.



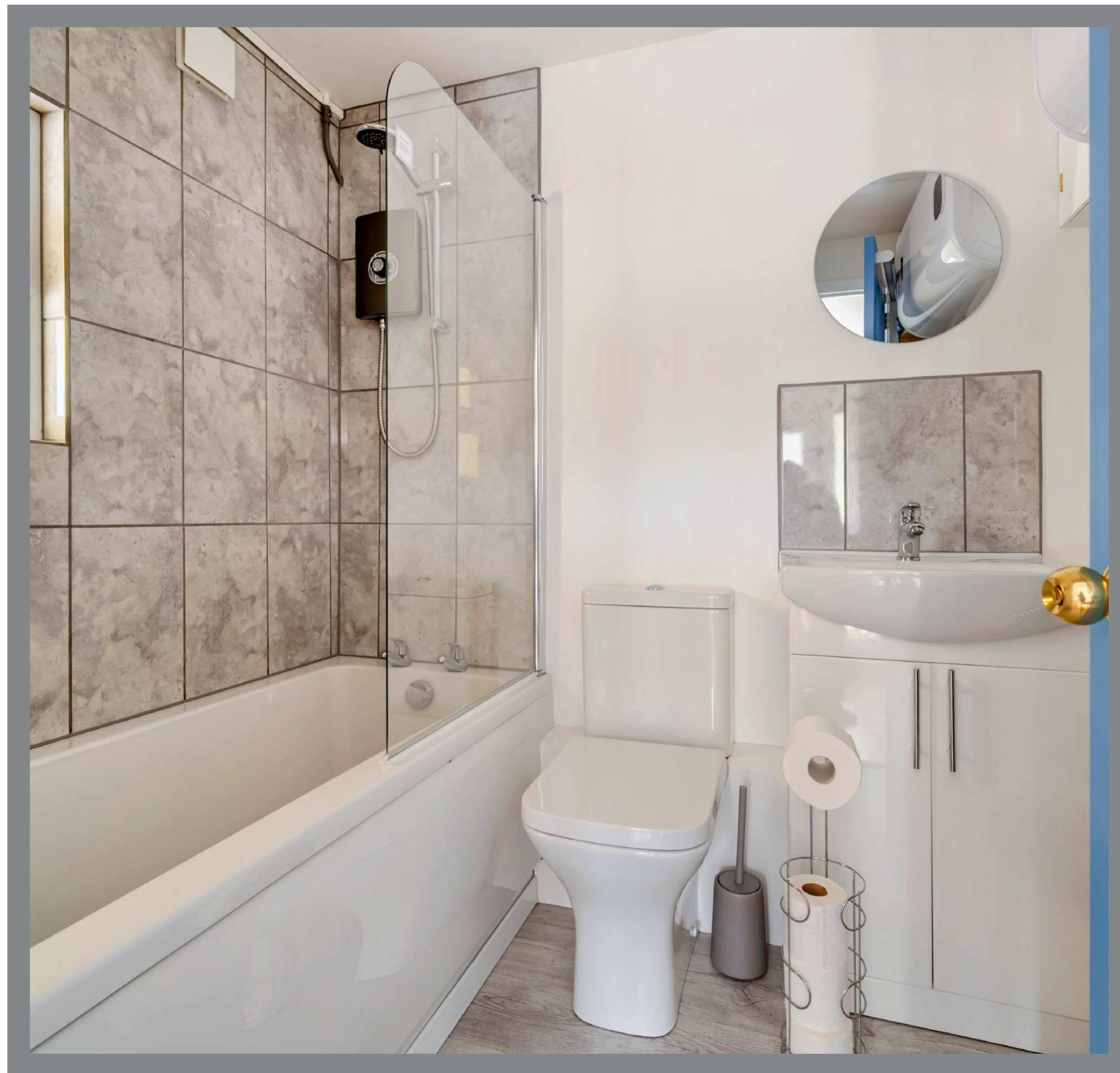


From the ground floor, stairs rise to the first floor. The lounge is laid out with a great view to the front, giving the cottage a more individual and relaxed feel than a conventional layout. This is the space where the cottage becomes more than simply practical. The lounge provides room to unwind, read, work quietly or settle in after time spent walking, exploring the town or visiting the surrounding countryside. For holiday guests, the layout is memorable and easy to enjoy. For an owner-occupier, it gives the home personality without making it complicated. The accommodation remains compact and manageable, but the upstairs sitting room adds a sense of separation and purpose that works particularly well.





The sleeping accommodation continues the cottage's thoughtful use of space, with rooms that feel calm, simple and easy to enjoy. The main bedroom provides a comfortable place to retreat at the end of the day. Its proportions suit the nature of the cottage well, offering a restful room without unnecessary complication. The second and third bedrooms give the property valuable family accommodation.



The cottage is served by two modern bathroom facilities, an excellent practical advantage for a three-bedroom property and particularly useful for both families and guest stays. On the ground floor, the bathroom is positioned conveniently from the entrance area, close to the kitchen/breakfast room. Fitted with a modern white suite, it feels clean, fresh and easy to use, supporting the straightforward rhythm of the ground floor. Upstairs, the first floor shower room provides a further modern white suite, adding valuable convenience alongside the bedrooms and lounge. Together, the bathroom and shower room make the cottage feel well equipped and thoughtfully arranged.

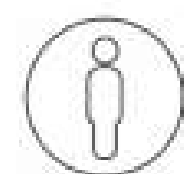
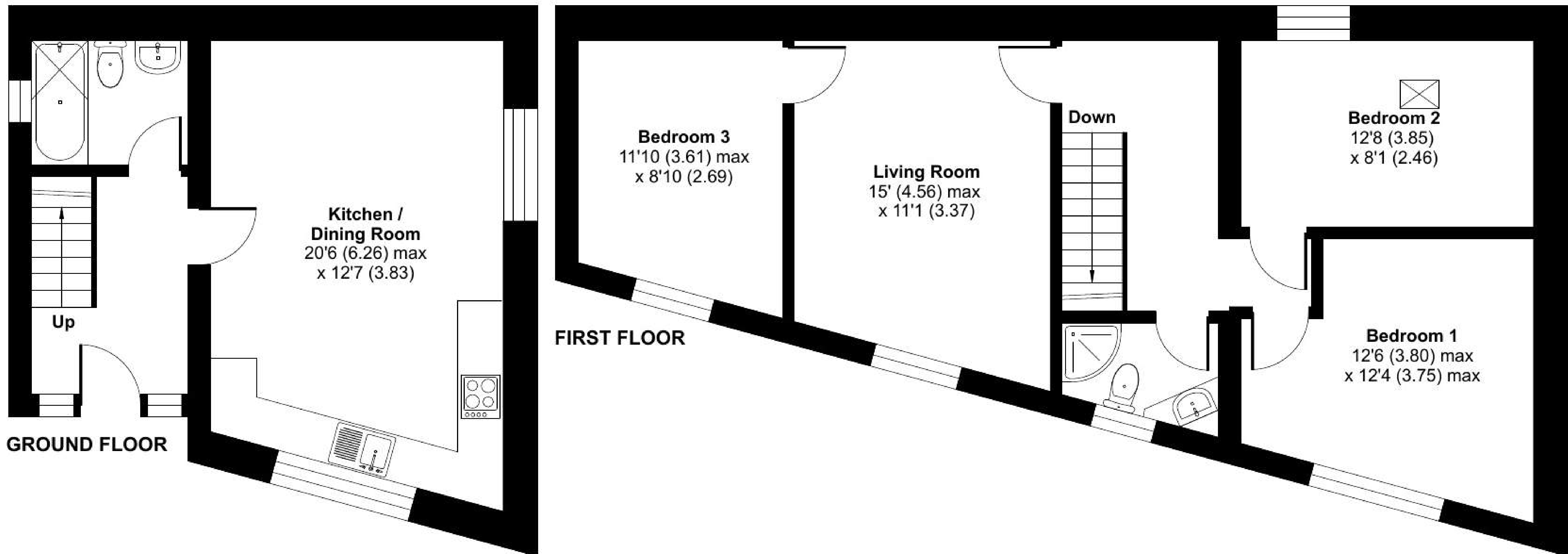
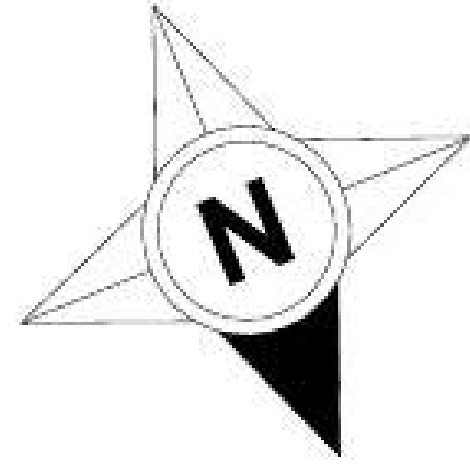




Parkway Road, Chudleigh, Newton Abbot, TQ13

Approximate Area = 982 sq ft / 91.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1477322



Key Facts for Buyers

TENURE

Freehold with no onwads chain.

Please note, the contents of the cottage are available for negotiation.

COUNCIL TAX - Band C

EPC - D

SERVICES

The property has all mains services connected. There is gas in the private lane outside. The property has electric heating installed.

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 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 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 to verify Clients' identity and there is a non-refundable charge of £30 per person plus VAT. 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.

★ TRANSACTION READY ★



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

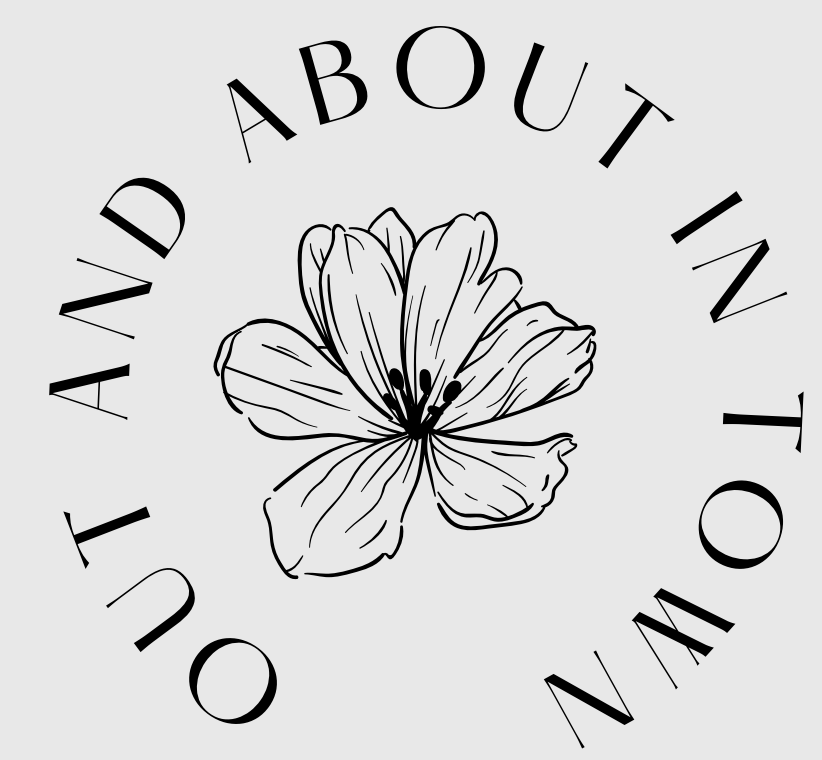
THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack

ABOUT CHUDLEIGH



Chudleigh is a wonderfully practical Devon town, with the rare advantage of having everyday facilities close at hand and countryside walks almost from the doorstep.

For day-to-day living, the town offers a good range of local amenities, including shops, cafés, pubs, community facilities and a health centre, giving residents and visitors plenty of convenience without needing to travel further afield. Chudleigh offers local shops, services and places to eat and drink.

The setting is particularly appealing for anyone who enjoys being outdoors, with lots of walks around Chudleigh, from quiet scenic lanes to forest trails and river routes.

Routes around the town take in some of the area's most attractive local scenery, including Chudleigh Rocks, the River Teign, Ugbrooke Park and countryside paths leading out towards Haldon. For holiday guests, weekend owners or permanent residents, this gives the cottage a strong lifestyle appeal: the outdoor enjoyment is close by, while the property itself remains simple and low-maintenance.

Chudleigh is also well placed for exploring further afield, with Dartmoor, the Teign Valley, Haldon Forest Park, Exeter, Newton Abbot and the South Devon coast all within easy reach. It is a town that works beautifully as both a permanent base and a Devon retreat — connected, convenient and surrounded by countryside.



HURLOCK COTTAGE

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01626 852666
Email: hello@sawdyeandharris.co.uk

