

WOODLANDS  

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*Trusham*



WOODLANDS



# LIGHT, SPACE AND VALLEY VIEWS IN THE HEART OF TRUSHAM



Set in an elevated position within the Teign Valley village of Trusham, Woodlands is a detached four-bedroom home shaped by light, space and far-reaching rural views. The house sits centrally within its established plot of approximately 0.3 acres, just outside the conservation area, with mature gardens, generous parking and a broad outlook across the valley.

The current owners have carried out a thoughtful programme of improvement, creating a lighter and more cohesive home. The kitchen has been refreshed and opened into the dining and living space, giving the upper floor a natural sense of flow, while a separate sitting room with wood-burning stove offers a quieter retreat. Further works include a new air source heating system, replacement radiators, a new bathroom, new cloakroom, updated flooring, new internal doors and redecoration as well as a new roof.

The reverse-level layout places the principal living spaces where they can make the most of the outlook, with the four bedrooms arranged on the lower ground floor. Planning permission has also been granted for a larger glazed balcony, offering the opportunity to deepen the connection between the house and its setting.

Woodlands now presents as a comfortable, well-balanced village home in a particularly appealing position — improved, practical and quietly distinctive, with the views and plot to make it feel genuinely special.

WOODLANDS  
*Trusham*



SAWDYE & HARRIS  
THE TEIGN VALLEY OFFICE

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## PROPERTY FEATURES

- Detached four-bedroom home in an elevated Teign Valley setting
- Far-reaching views across the valley, with Canonteign Falls in the distance
- Set centrally within an established plot of approximately 0.3 acres, just outside the Trusham conservation area
- Planning permission granted for a substantial glazed rear balcony
- Proposed balcony designed to enjoy the outlook and evening sun
- Thoughtfully improved and updated by the current owners
- Refreshed open-plan kitchen, dining and living space
- Separate sitting room with wood-burning stove
- Naturally cooler lower-ground-floor bedrooms
- Air source heat pump, replacement radiators and updated interiors
- New bathroom and newly created cloakroom and Utility room
- Generous driveway parking and large garage
- Mature gardens with established planting and seating areas
- Potential for further adaptation or extension, subject to consent
- Village setting with inn, church, hall and active local community
- Well placed for Exeter, Chudleigh, Haldon Forest, Dartmoor and the A38





# Welcome

There is a calmness to Woodlands that reveals itself gradually. The house is set back within its plot, with mature planting around it and wide views opening beyond the garden towards the wooded slopes of the Teign Valley.

Inside, the recent improvements have given the home a lighter, more contemporary feel. The layout is practical and well considered, with living space arranged to enjoy the outlook and bedrooms placed quietly below.

It is a home that feels settled, comfortable and connected to its setting — private without being remote, rural without being isolated, and full of potential for the next stage of its story.





A light-filled upper floor designed around the view



The kitchen, dining and living space has been thoughtfully refreshed to create a generous, sociable room with a natural sense of movement. Wide windows draw in the light and frame the surrounding greenery, while the open arrangement allows the space to work easily for everyday family life and relaxed entertaining. The kitchen includes fitted cabinetry, integrated oven, hob and dishwasher, with a calm palette that sits comfortably against the timber-effect flooring. The adjoining dining area has space for a large table and connects naturally with the main living area, giving the upper floor a relaxed, open rhythm.

This is the part of the house where the setting is most keenly felt — light from different directions, glimpses of trees and valley, and a sense of openness that reflects the position of the house within its plot.





The four bedrooms are arranged on the lower ground floor, perfect for those cooler summer nights. Each room is well placed for family life, guests or home working, with soft natural light and views towards the surrounding garden and trees. The arrangement gives the house a pleasing sense of separation: open, sociable living upstairs and calm private rooms below.

The current owners have updated the interiors with new carpets, redecoration and new internal doors, creating a cleaner and more cohesive finish throughout.

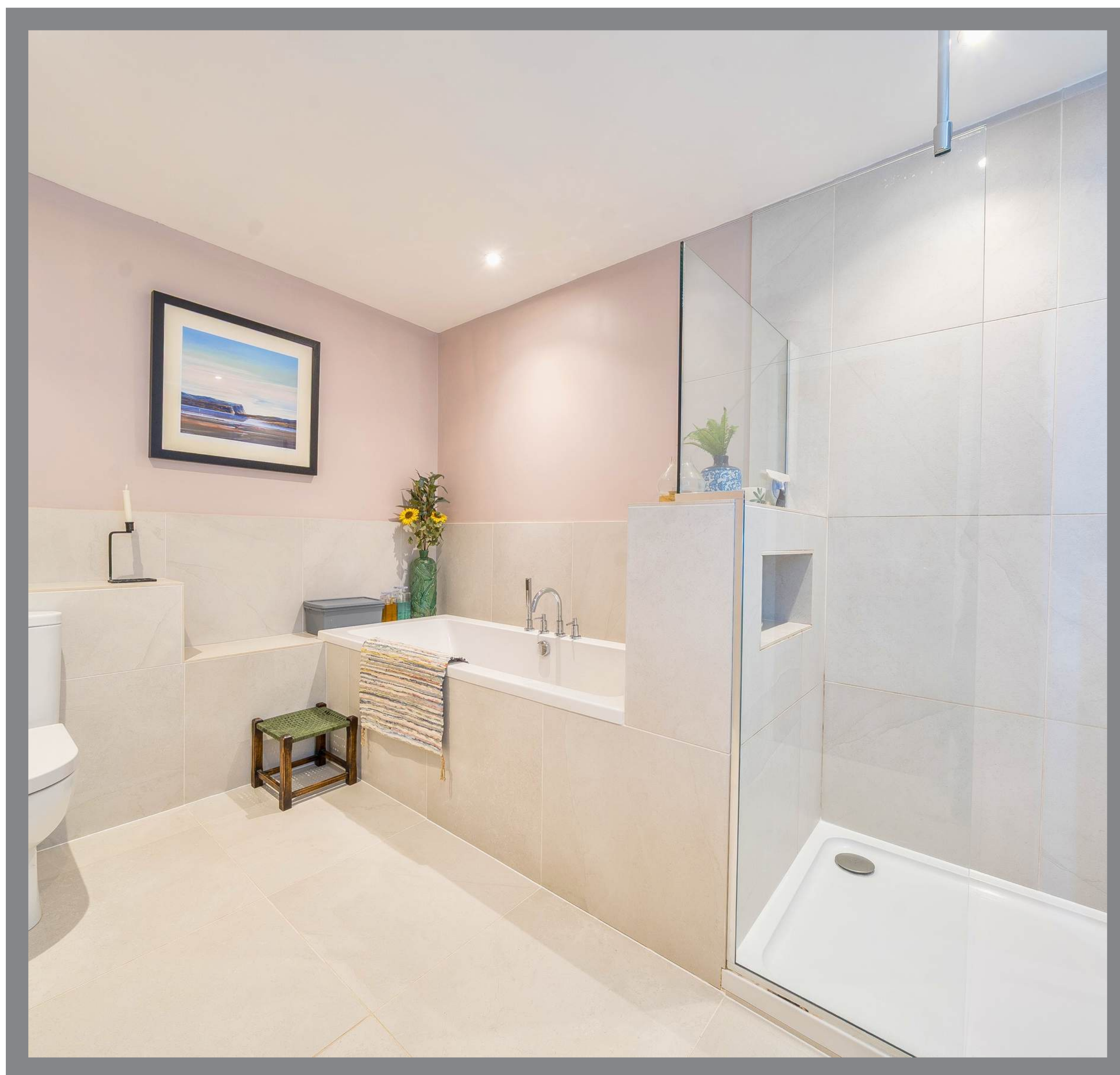




Alongside the main living accommodation, Woodlands offers useful flexible space for modern village life. The study provides a dedicated room for working from home, reading or quiet retreat, set apart from the busier areas of the house. The new utility/boot room offers the added luxury of a dedicated space for laundry, cleaning and storage.

For buyers looking for adaptable accommodation, this is a valuable part of the layout. It allows the house to work not only as a family home, but as a place for those who need space to work, think or simply step away.





The family bathroom has been replaced by the current owners and now offers a clean, contemporary finish with both bath and separate shower. Simple lines, pale surfaces and considered lighting give the room a composed and quietly luxurious feel.

A newly created cloakroom adds further convenience on the principal living floor, finished with the same sense of care and attention found elsewhere in the house.

Together with the wider improvements — including the new heating system, updated radiators, flooring and redecoration — these details give Woodlands a noticeably refined and comfortable feel.



The views are not simply a backdrop here — they are part of the way the house is lived in.

# Outside

Woodlands sits centrally within an established plot of approximately 0.3 acres, giving the house a pleasing sense of privacy, balance and space. Mature trees, hedging and planted borders frame the gardens, with areas of lawn and seating positioned to enjoy the outlook.

To the front, a generous driveway provides ample parking and leads to the large double garage, now fitted with a new garage door. There is also a shed and useful external storage.

The gardens slope away from the house, allowing the views to open across the Teign Valley and towards the surrounding wooded hills. This outlook is one of the defining features of the property. Planning permission has been granted for a glazed balcony, creating the opportunity to enjoy the views more directly from the principal living accommodation.

The house is positioned just outside the Trusham conservation area, while still enjoying the character, setting and community of the village.



Trusham is a small Teign Valley village surrounded by rolling countryside, wooded hillsides and open rural views. It has a strong sense of place, with a parish church, village hall and village inn, while remaining well placed for Chudleigh, Exeter, Newton Abbot and the wider road network.

Just a 20-minute drive from Exeter city centre and conveniently positioned between the A38 and A380, Trusham provides the perfect balance of rural charm and practical accessibility. At the heart of Trusham lies a genuine sense of community, centered around the historic Church of St. Michael and the welcoming Cridford Inn, one of Devon's oldest public houses dating back to 825 AD. The village retains its timeless charm with traditional stone cottages, meandering lanes, and breath-taking views across Dartmoor National Park. Nature enthusiasts will appreciate the extensive network of footpaths and bridleways that weave through the surrounding countryside, offering endless opportunities for exploration.

The village enjoys enviable proximity to other local communities including Chudleigh, Hennock, and Christow, each offering additional amenities while maintaining the area's distinctive rural character. The nearby market town of Bovey Tracey provides comprehensive shopping facilities, while the beautiful Haldon Forest and Canonteign Falls are just minutes away.

**Woodlands offers the rare combination of village life, rural outlook and practical connectivity — a home set within the landscape, but not cut off from it.**

## The Teign Valley



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CELEBRATING 175 YEARS



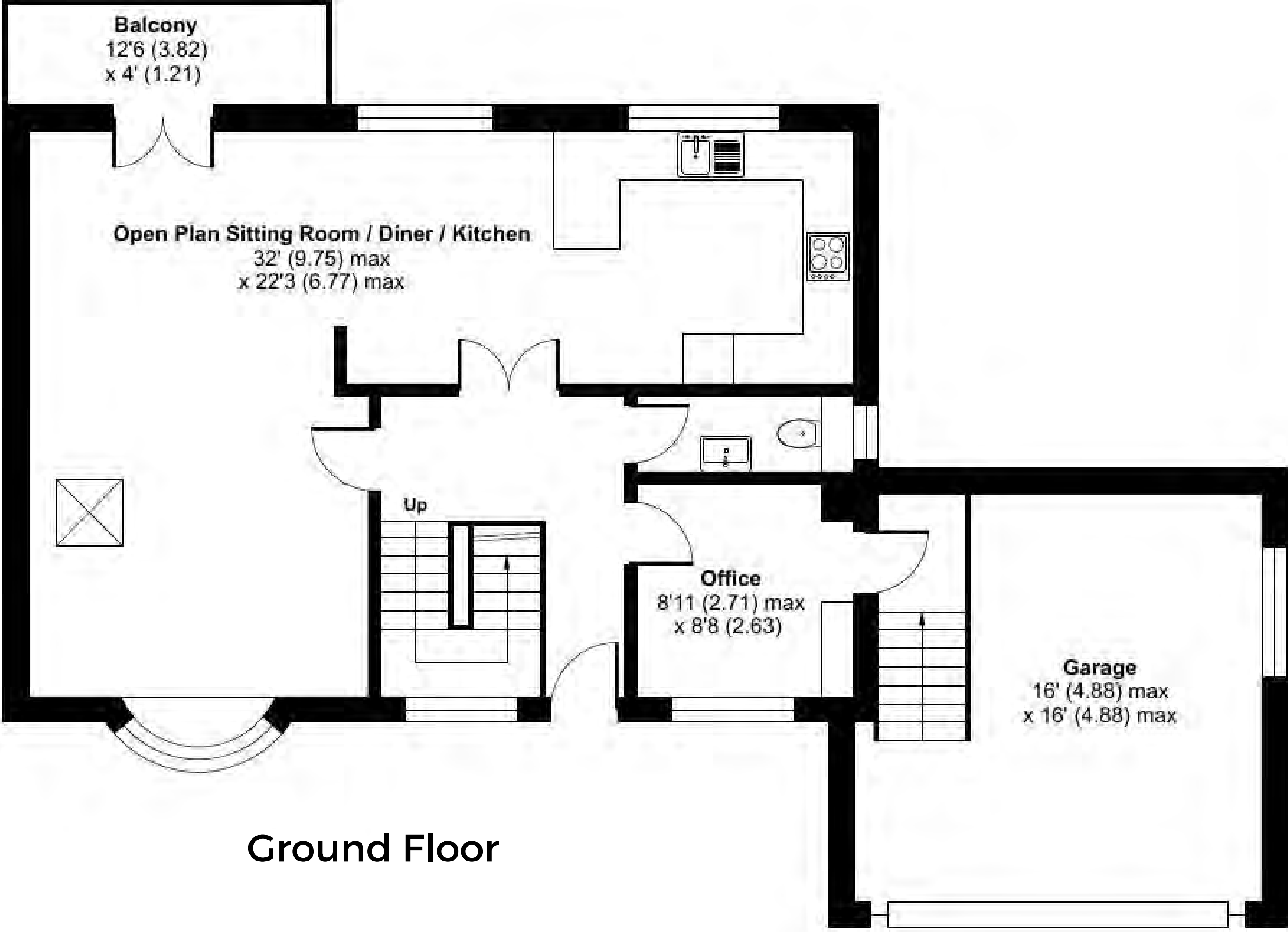
# Trusham, Newton Abbot, TQ13

Approximate Area = 1554 sq ft / 144.3 sq m  
Limited Use Area(s) = 17 sq ft / 1.5 sq m  
Garage = 247 sq ft / 22.9 sq m  
Total = 1818 sq ft / 168.7 sq m

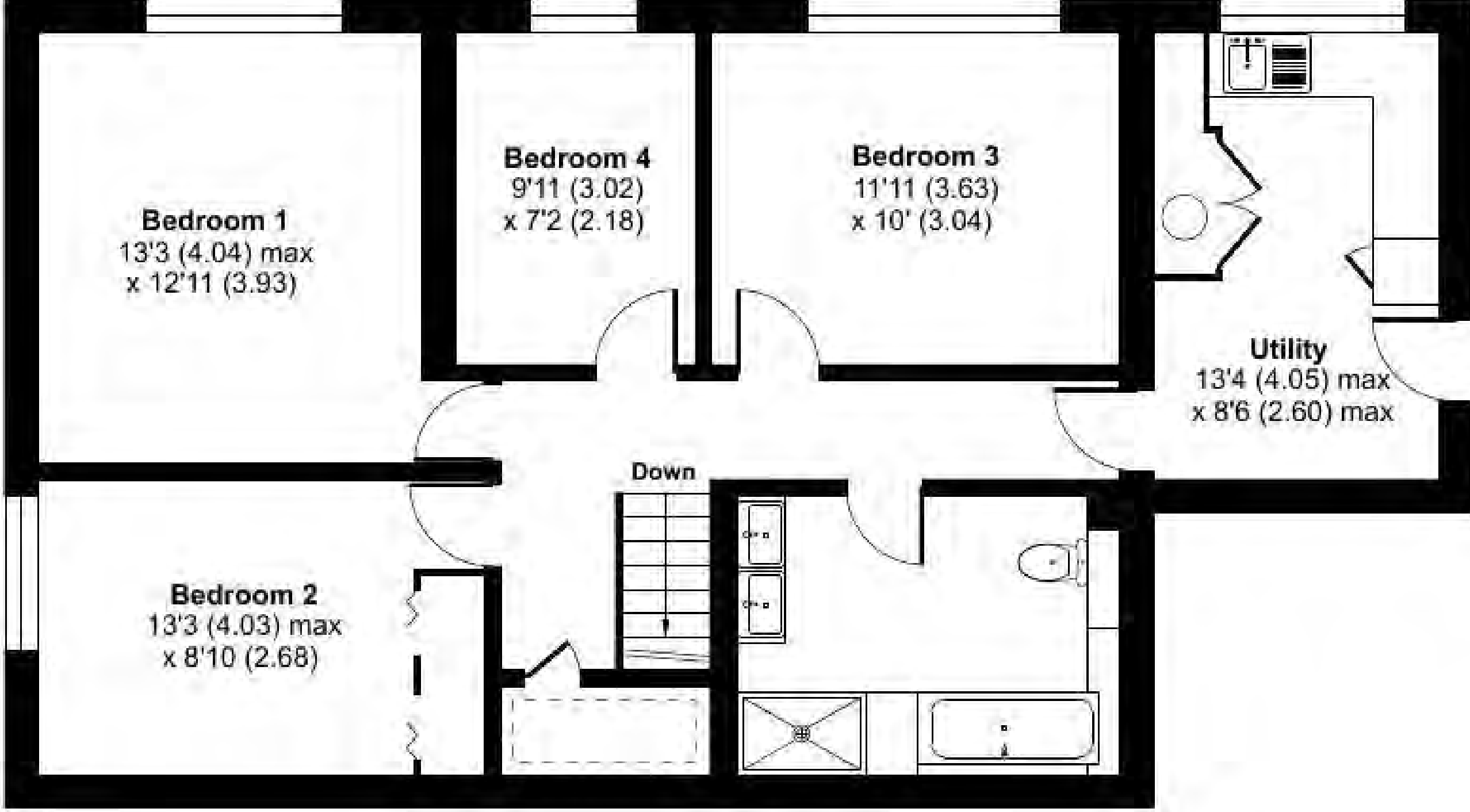
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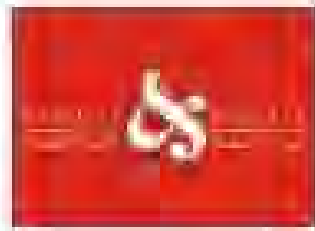
Denotes restricted head height



Ground Floor



Lower Ground Floor



# Key Facts for Buyers

## TENURE

Freehold with vacant possession on completion.

## COUNCIL TAX - Band E

## EPC - D

It should be noted that the EPC was assessed before the installation of the new air source heat pump and associated heating upgrades.

## SERVICES

The property has all mains services connected. The property is heated by way of an Air Source Heat Pump.

## BROADBAND

The current owners use Airband for broadband. Fibre to the cabinet is available locally, with Starlink also potentially available as an alternative. Buyers should make their own enquiries regarding availability, installation and achievable speeds. 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.

DETAILS PREPARED MAY 2026

# 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.

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# ★ 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:

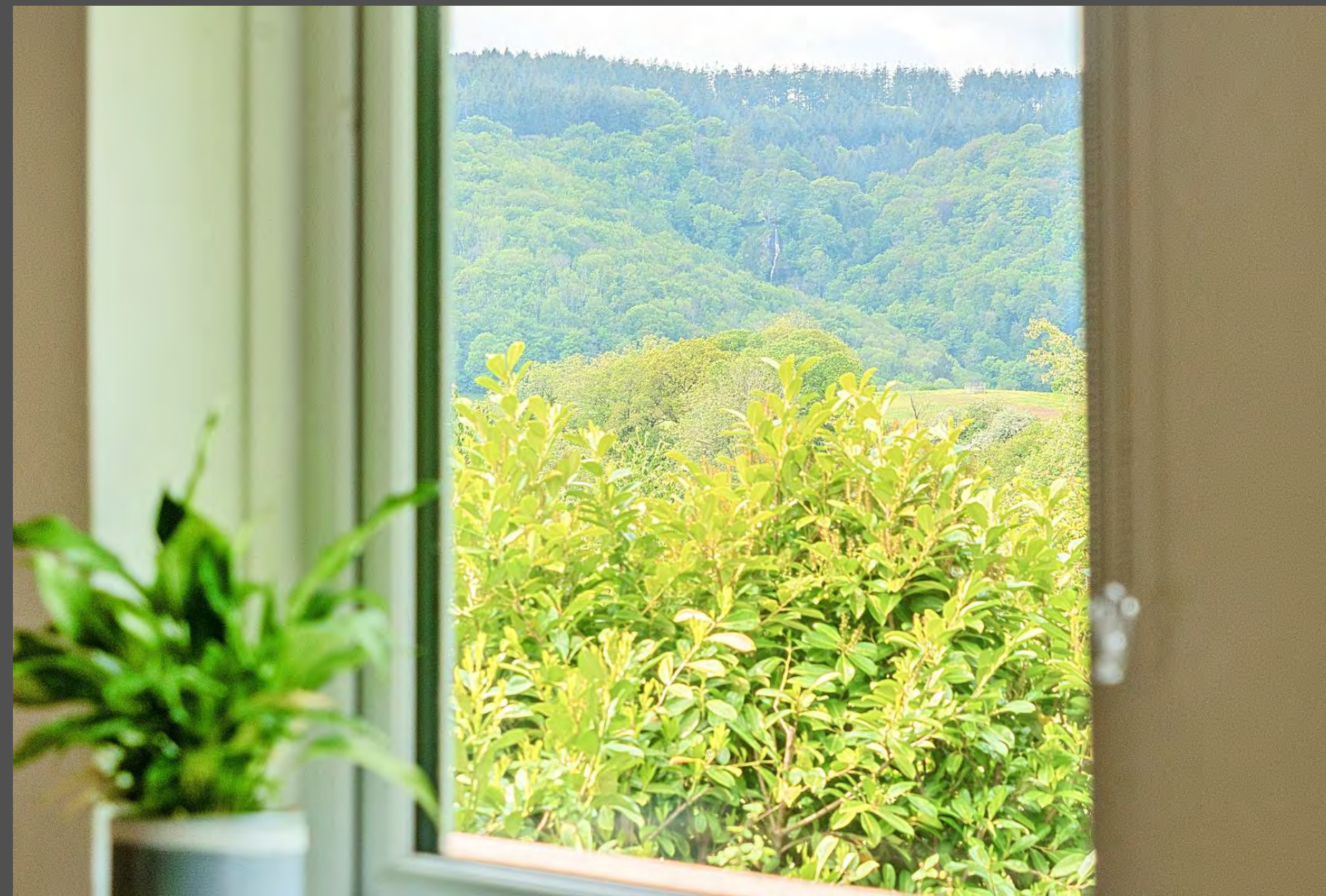
The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

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



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SCAN ME  
TO BOOK  
A  
VIEWING

## Our team would love to show you around

To view simply call: 01626 852666  
Email: [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

