

SAWDYE & HARRIS
CELEBRATING 175 YEARS

THE OLDE WELL HOUSE
CHUDLEIGH

The Olde Well House

54-55 Fore Street

Chudleigh

Devon

TQ13 0HY

A very spacious five-bedroom property, full of character and charm. Unveiling a delightful blend of distinctive features, this property welcomes you with open arms and the versatile layout enhances the flexibility of the space, allowing you to tailor it to your particular lifestyle needs.

Lounge with Fireplace | Kitchen/Breakfast Room | Dining Room
Five Bedrooms | Utility | Family Bathroom
En Suite Shower Room | Parking for Two Cars | Garden | Views



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Step inside...



The Olde Well House is a welcoming property, access through a uPVC front door with a fitted boot mat and head in to the ENTRANCE HALL. The main rooms to the ground floor sits off. Rustic wood effect vinyl flooring seamlessly flows from front to back, through the kitchen, dining room, and extends to the back door and utility area.





The KITCHEN, sits to the rear, and offers a view over the decked garden. It features a practical layout and is fitted with a range of wall and base units, complemented by a teal tiled splash back. A Range style cooker is neatly fitted in the corner with a cooker hood above. The kitchen also offers spaces for both a dishwasher and fridge. A door off leads to the rear lobby, connecting to the garden and the laundry room. The LAUNDRY ROOM includes a wash hand basin and space for a washing machine and dryer stacked on top of each other. Notably, this room was previously used as a downstairs WC, providing flexibility for customisation based on the new owner's needs.



The spacious DINING ROOM, sits off the kitchen and features a charming timber mantelpiece with a decorative tiled surround with a gas fire, adding character to the space. Exposed ceiling timbers further enhance the room's appeal. An inner lobby with a door to the rear garden and stairs leading to the FIRST FLOOR completes this inviting layout.



Located off the entrance hall, are two ground floor BEDROOMS—one of which could easily transform into a versatile study or playroom if five bedrooms aren't a priority. Abundant storage options are cleverly integrated throughout the entire home, ensuring a clutter-free and organized living space.



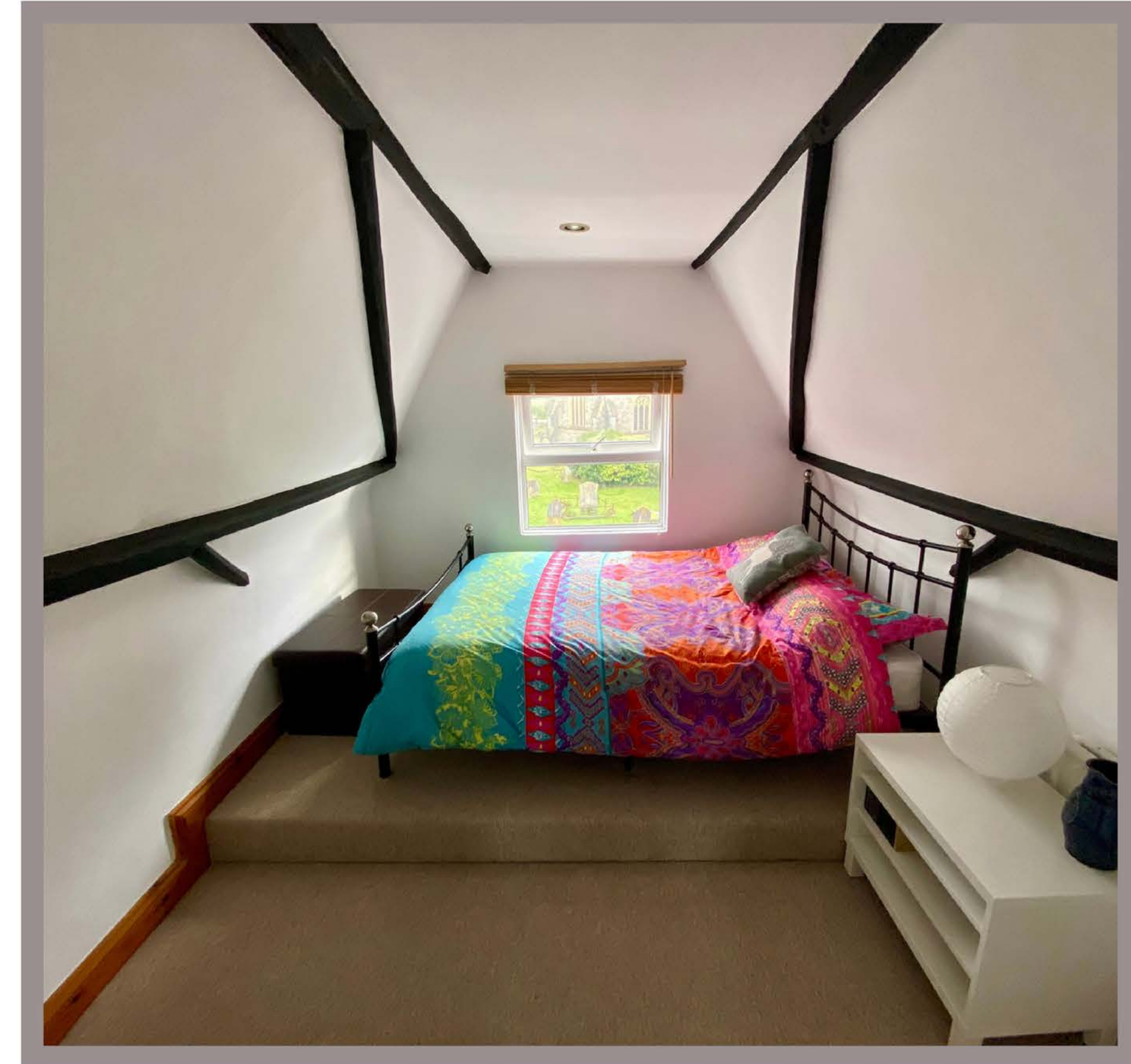


Take the stairs to the FIRST FLOOR, where a generously sized LIVING ROOM awaits. Spanning an impressive 25 feet, this room is a showcase of character and charm, featuring period details dating back to the 1800s. Exposed timber beams, stone walls, and two expansive bay windows with window seats to the front, offer delightful views over the Church's grounds and distant fields. The ambiance is further enhanced by a working open fireplace, creating a cosy and inviting atmosphere.

The MAIN BEDROOM boasts a modern en-suite shower room for added convenience. On the same floor, you'll find a generously proportioned family bathroom with a large bath, walk-in shower cubicle with a drying area, wash hand basin, and a low-level WC.







On the first floor, there are two additional staircases leading to the SECOND FLOOR—one for each bedroom. The left-hand staircase guides you to a DRESSING ROOM with fitted wardrobes nestled into the eaves. A rear-facing window frames views over Chudleigh and the surrounding countryside. An exposed stone and brick archway with an arched timber door leads to the BEDROOM. The second staircase leads to another DRESSING ROOM and, to another BEDROOM featuring the same distinctive arched doorway.

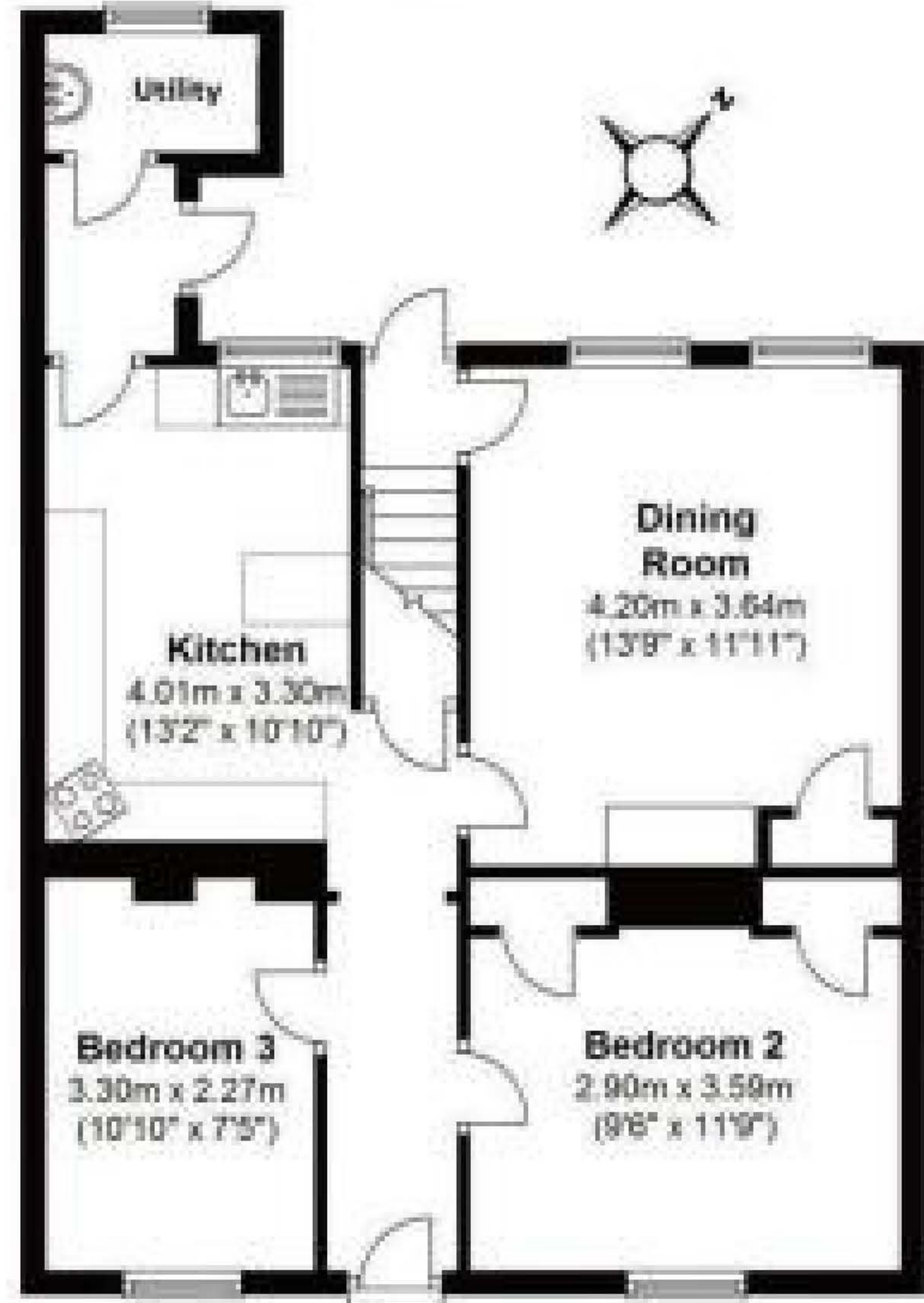
Outside

Situated at the back of the property is a private decked courtyard garden, providing an ideal setting for outdoor entertaining and a great place to relax at the end of a busy day. The outdoor space also features a side access to the private lane that leads to the parking area, offering two designated parking spaces for added convenience.

Floorplans

Ground Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



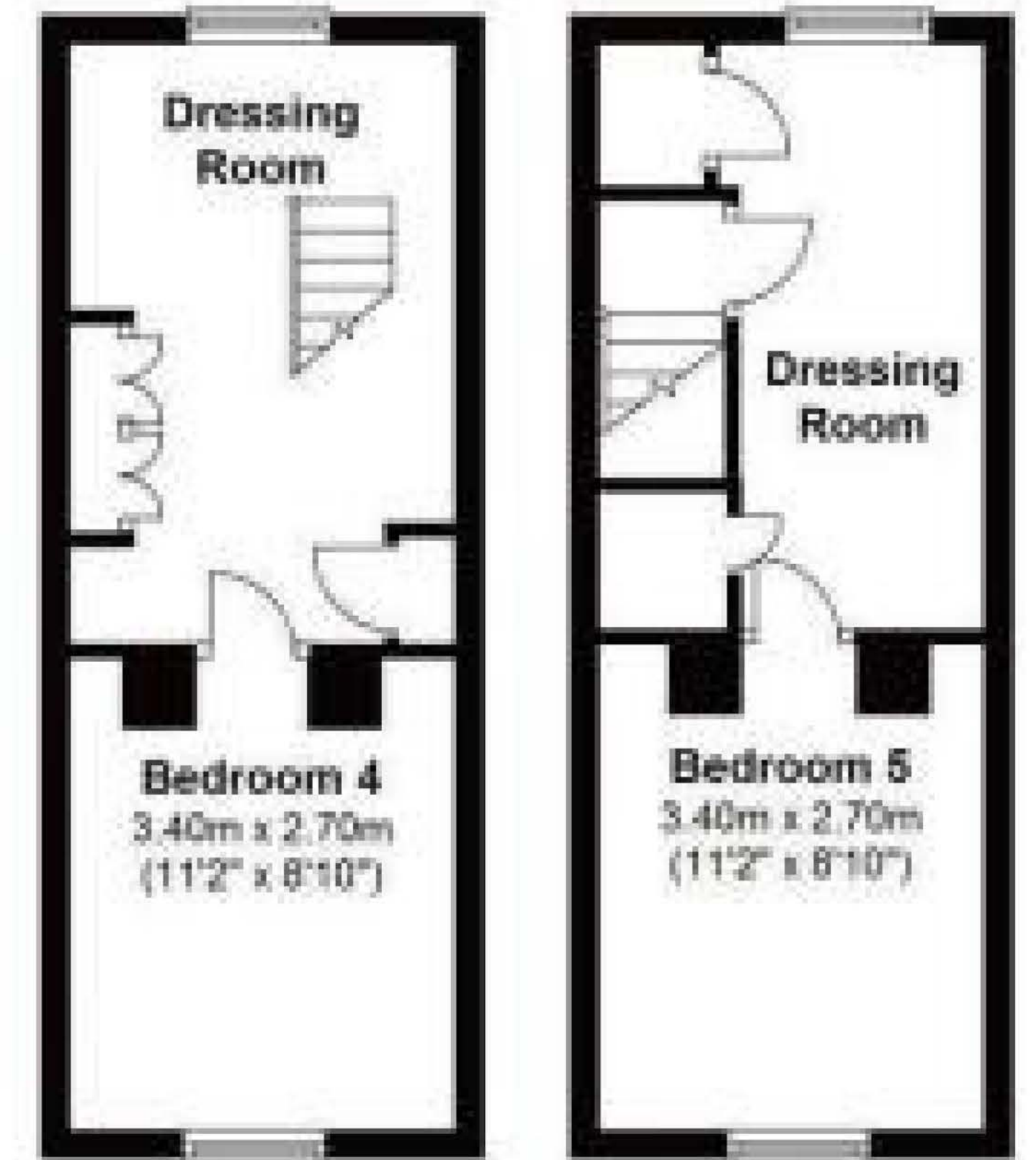
First Floor

Approx. 62.9 sq. metres (677.0 sq. feet)



Second Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only

Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX - TBC

EPC - E

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 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.

BUYERS INFORMATION PACK

A Buyers Information Pack (BIP) is available for this property. Please contact the agents to obtain your copy.

This property is "SALE READY" with a Reservation Agreement available through Gazeal. the UKs NO 1. provider of Reservation Agreements.

Gazeal provides a faster and more secure home moving process which is recommended by Government in their How to Sell & Buy Guides. Our unique Reservation process provides a Commitment to the terms agreed by the Buyer and the Seller, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed. - read more here - <https://www.gazeal.co.uk/buyers>



THE FINER DETAILS

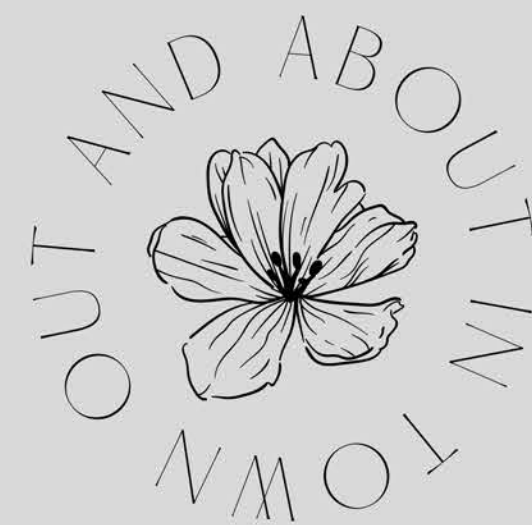
- Mid-Terraced Town House
- Two allocated parking spaces
- Substantial and versatile accommodation
- Superb outlook from the front towards the Church
- Low maintenance rear garden with side access
- No onward chain
- Character features including exposed stone walls, window seats, dado rails and timber beams



To view this property simply get in touch with **Sawdye & Harris**

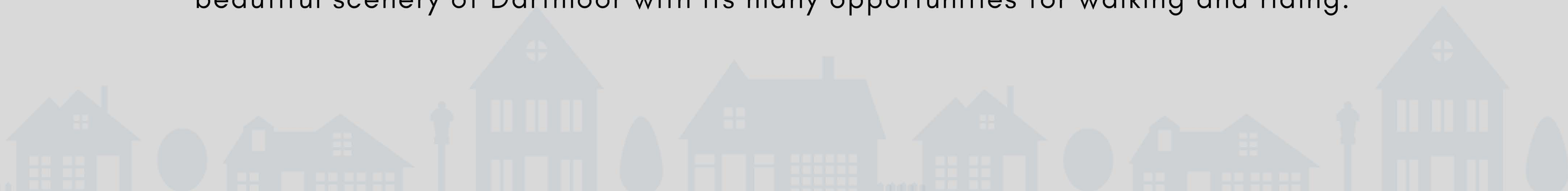
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OUT & ABOUT IN CHUDLEIGH

Chudleigh has a wealth of charm and community spirit, but has the atmosphere of a village. It is well served by a good range of shops, public houses, restaurants, church and primary school. The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes. Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter, Exeter Airport and the M5 motorway. There is a mainline railway station at Newton Abbot with connections to London Paddington, Exeter and Plymouth. Also within easy reach is the stunning south Devon coast, including the Rivers Teign and Exe estuaries and very close by is the beautiful scenery of Dartmoor with its many opportunities for walking and riding.



PLEASE NOTE:

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

PLEASE NOTE: Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

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 that 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 London & Country Mortgages. 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 £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.

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