



A charming two-bedroom home enjoying an elevated position with far-reaching countryside views. Offering dual aspect living spaces, generous gardens and a detached garage with study/work room, the property provides scope for modernisation, extension and annexe potential (STPP), creating an exciting opportunity in a peaceful rural setting.

2 Widdehayes Cottages | Harcombe | Chudleigh | TQ13 0DG





PROPERTY TYPE

Semi-Detached Cottage



SIZE

815 sq ft



LOCATION

Harcombe, Chudleigh



AGE

1925



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

LPG Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Large Garden



EPC RATING

48 E



COUNCIL TAX BAND

D



in a nutshell...

- Elevated setting with far-reaching views
- Characterful dual aspect sitting room
- Light-filled fitted kitchen
- Two beautifully bright bedrooms
- Principal bedroom with picturesque outlook
- Generous, landscaped rear garden
- Driveway parking, garage with adjoining study
- Chudleigh
- Scope to extend and enhance
- Peaceful rural location





the details...

The ground floor offers a well-balanced and practical layout, combining character with an abundance of natural light throughout. A welcoming entrance hall provides access to the principal rooms and includes useful storage. The living room is a cosy yet bright dual aspect space, with windows to two sides allowing light to flood in. A charming brick fireplace with electric stove creates an attractive focal point, making this an ideal room for both relaxing and entertaining. To the rear, the kitchen is fitted with a range of units and worktops, with space for appliances, and opens into a delightful breakfast room to create a sociable kitchen/dining area. This space also benefits from a dual aspect, enjoying excellent natural light and outstanding views, along with direct access to the outside, perfect for everyday living. The ground floor is completed by a conveniently located bathroom, enhancing the overall practicality of the home. The property offers scope for modernisation and improvement, allowing purchasers the opportunity to personalise and add value.

Upstairs, the first floor offers bright and well-proportioned accommodation, complemented by far-reaching countryside views. The principal bedroom enjoys an abundance of natural light and a picturesque outlook, creating a calm and inviting retreat with ample space for freestanding furniture. The second bedroom is a versatile space, ideal as a guest room, also benefitting from attractive views. A versatile room accessed from the landing would make the perfect dressing room. A well-appointed shower room completes the accommodation, fitted with a walk-in shower, WC and wash hand basin.

Externally, the property occupies an enviable position, enjoying beautiful, far-reaching countryside views and a generous, well-established garden. The rear garden is a particular highlight, gently sloping and predominantly laid to lawn, bordered by a variety of mature shrubs, trees and planting. A paved terrace adjoins the house, providing an ideal space for outdoor dining and entertaining, while a pergola adds further charm and a sheltered seating area. To the front, there is a gravelled area providing off-road parking, along with access to a detached garage.

The overall setting is peaceful and scenic, enhancing the appeal of this attractive home.



The garden fully embraces its elevated setting, offering a picturesque outlook across rolling countryside. In addition, a useful study/work room is located to the rear of the garage, providing a versatile space ideal for home working or hobbies. This, along with the garage, offers potential for conversion into an annexe or additional accommodation, subject to the necessary planning permissions. The property itself further benefits from potential for extension (subject to the necessary planning permissions), making it an exciting opportunity for those looking to create a long-term home in a desirable setting.



**Approximate Gross Internal Area 815 sq ft - 76 sq m
(Excluding Garage)**

Ground Floor Area 433 sq ft – 40 sq m

First Floor Area 382 sq ft – 36 sq m

Garage Area 187 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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the location...

A typical old Devon town, Chudleigh has numerous narrow lanes and passageways between quaint old cottages. It is located at the end of the Teign Valley, close to the Haldon Hills. Perhaps more to the point is that it is off the main road from Exeter to Plymouth, to which it owes its prosperity as a wool town from the 13th century onwards. Chudleigh is an ideal base for exploring the local countryside, the Dartmoor National Park and the English Riviera. The town has good local facilities including shops, church, public houses and a regarded primary school.

Shopping

Town Centre: Co Op 1.9 miles

City: Exeter 11.8 miles

Relaxing

Beach: Teignmouth 7. miles

Finlake spa, horse riding & gym: 2.2 miles

Golf: Stover 4.4 miles

Travel

Bus stop: Holmans Wood Holiday Park 0.5 miles

Train station: Newton Abbot 7 miles

Main travel link: A38 0.1 miles

Airport: Exeter 13.5 miles

Schools

Chudleigh C of E Primary: 2.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 0DG

how to get there...

Entering Chudleigh on the B3344 proceed past The Parade into Fore Street and continue into New Exeter Street. Follow the road to Exeter Road (B3344) When the road bends round to the left towards the A38 take the right hand turn towards Holmans Woods and Harcombe House. Follow the road onto Harcombe Lane, once past the farm the property can be found on the right hand side.





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