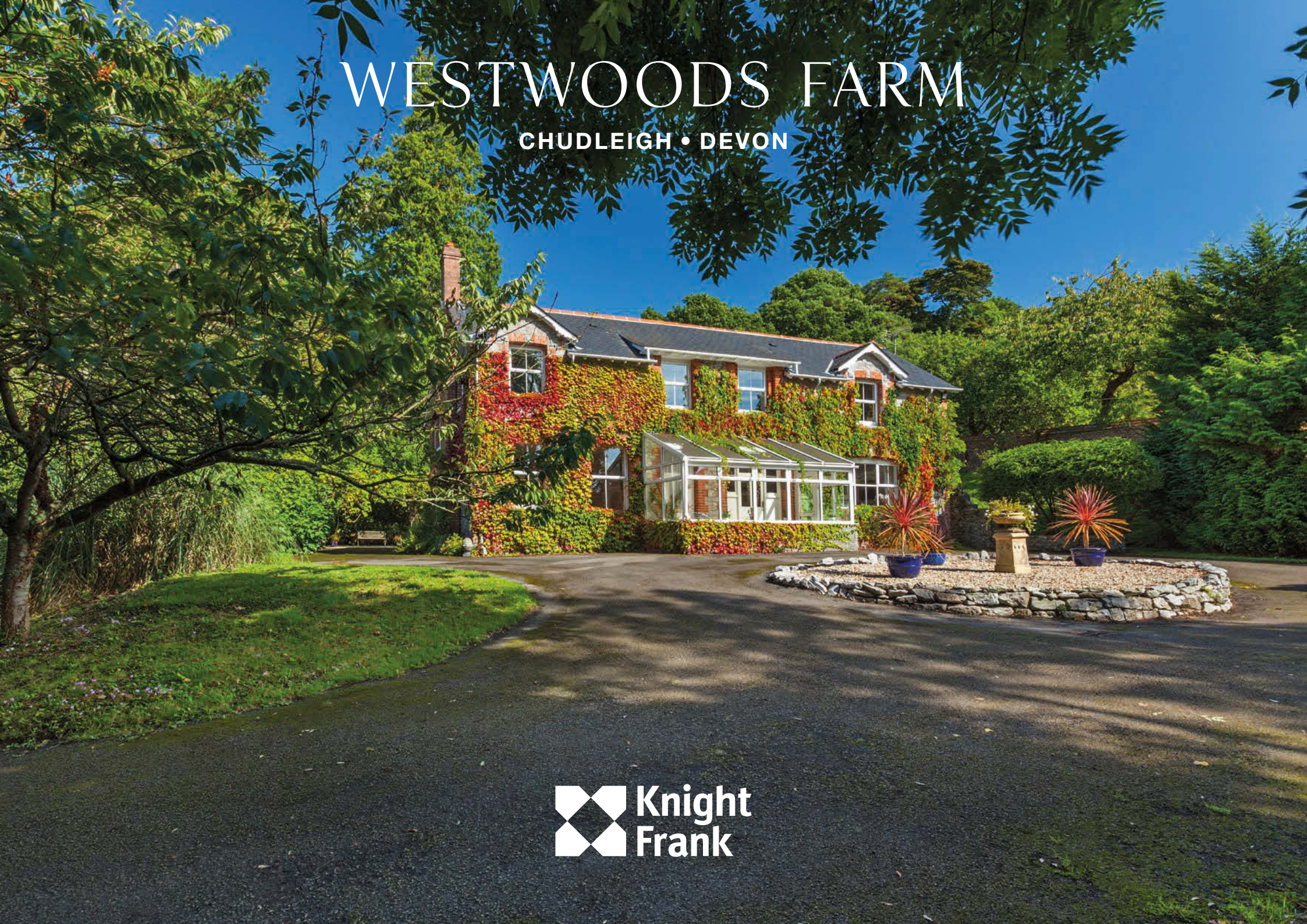


WESTWOODS FARM

CHUDLEIGH • DEVON







WESTWOODS FARM

CHUDLEIGH • DEVON

Chudleigh 1 mile • Newton Abbot 7 miles • Exeter 10 miles
(All distances are approximate)

A charming country house with 12 acres, stabling and outbuildings in a very peaceful location on the edge of the Teign Valley and yet only 10 miles from Exeter

Accommodation and amenities

Entrance Hall • Kitchen/Breakfast room • Sitting Room • Family Room

Boot Room • Utility Room • Laundry Room

6 Bedrooms • 2 Bathrooms • Study

Walled Garden • Outbuildings • Stabling • Former Grass Tennis court • Paddocks • Woodland

In all about 4.86 ha (12.76 acres)



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

Westwoods Farm is an attractive period property, situated in a wonderfully rural part of Devon between Exeter and Newton Abbot, just outside the Dartmoor National Park boundary. The small town of Chudleigh is 1 mile away and the regional city of Exeter is within 10 miles.



Communication links are excellent with the A38 providing direct access to Exeter, Plymouth and the M5 motorway (junction 31) giving very good access to the South West, Bristol and the national motorway network. Rail services operate from Exeter direct to London Paddington with the fastest trains taking circa 2 hours and 10 minutes. Exeter Airport has a growing number of flights to the UK and international destinations, including a new twice daily route to London City Airport. Cross Channel ferry services operate from Plymouth to Northern France and Spain.



Chudleigh, about 1 mile to the south, provides day-to-day shopping facilities and the market town of Newton Abbot which lies 7 miles to the west provides more comprehensive facilities consistent with a town of this size. The university and cathedral city of Exeter, 10 miles to the north east of Westwoods Farm, is very well known as the major regional centre for the whole of the south west region and has an extensive range of shops, restaurants and theatres.



Devon has an outstanding number of state and private schools and Westwoods Farm is ideally placed to access the majority of them. There is a range of both primary and secondary schools nearby including the highly regarded primary school in Bovey Tracey. Trinity and Stover Schools are both in Newton Abbot and there are some superb schools in Exeter. Further afield are Blundells at Tiverton, Wellington School on the outskirts of Wellington as well as the Taunton Schools.



For the sporting and recreational enthusiasts, the opportunities are endless. There is excellent walking, riding and cycling in the immediate vicinity and Halden Forest is ¾ mile from Westwoods Farm. Dartmoor National Park is within easy reach and there are a number of golf courses in the area. There is racing at Exeter, Newton Abbot and Taunton and the coast is not far away with a variety of sailing and beach opportunities. Exeter Chiefs, the premiership Rugby Team play at Sandy Park on the edge of Exeter and is proving increasingly popular.





Description

Westwoods Farm is believed to have been converted from the original coach house to Westwoods House and is built of local stone under a slate roof. The house sits at the head of a long private gravel drive and is surrounded by its own land.

The property faces south and is very well presented throughout creating a very welcoming home. Downstairs, both principal reception rooms are on the southern side of the house and are accessed from the central reception hall. The large kitchen/

breakfast room forms the focal part of daily living and the laundry, utility and boot rooms are in the north eastern corner of the property. Upstairs there are six bedrooms, two bathrooms and a study.

With two staircases, Westwoods Farm would divide well into two separate dwellings and could easily be adapted for a variety of different purposes.

Gardens and Grounds

One of the major attractions of Westwoods Farm are the wonderful gardens and grounds that complete the package. As well as the large lawned areas, there is a large organic walled garden with an artesian well, adjacent to the former lawned tennis court area. To the north of the house is an area of broadleaf woodland that has great amenity value as well as providing a wonderfully rural backdrop to the property.

Running south from Westwoods Farm are the grass paddocks that are suitable for equine and livestock purposes. The fields are well fenced and have electricity and running water in every field.

Outbuildings

Throughout the property are a variety of very well maintained outbuildings including various stores and workshops, including a large stable block housing four internal stables and secure tack room area. Some of these buildings could be suitable for alternative uses, subject to the appropriate planning permissions.

Services

Private drainage, mains and private water supply, oil central heating.

Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

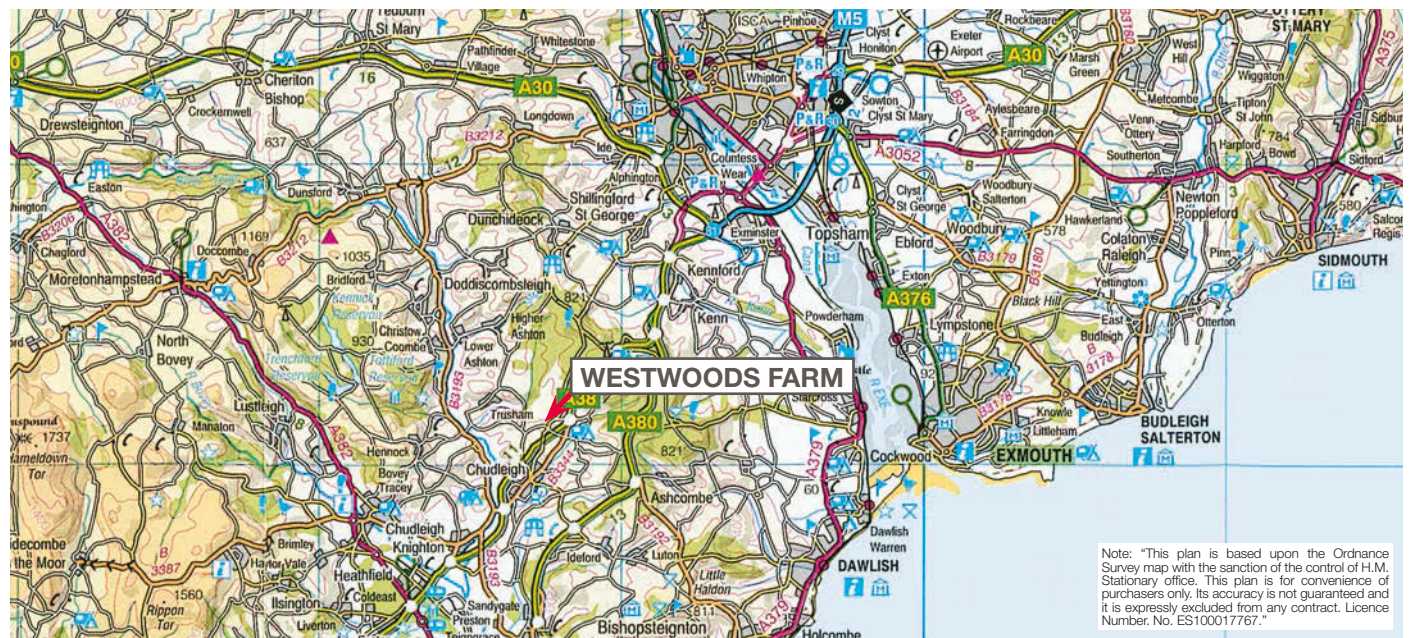
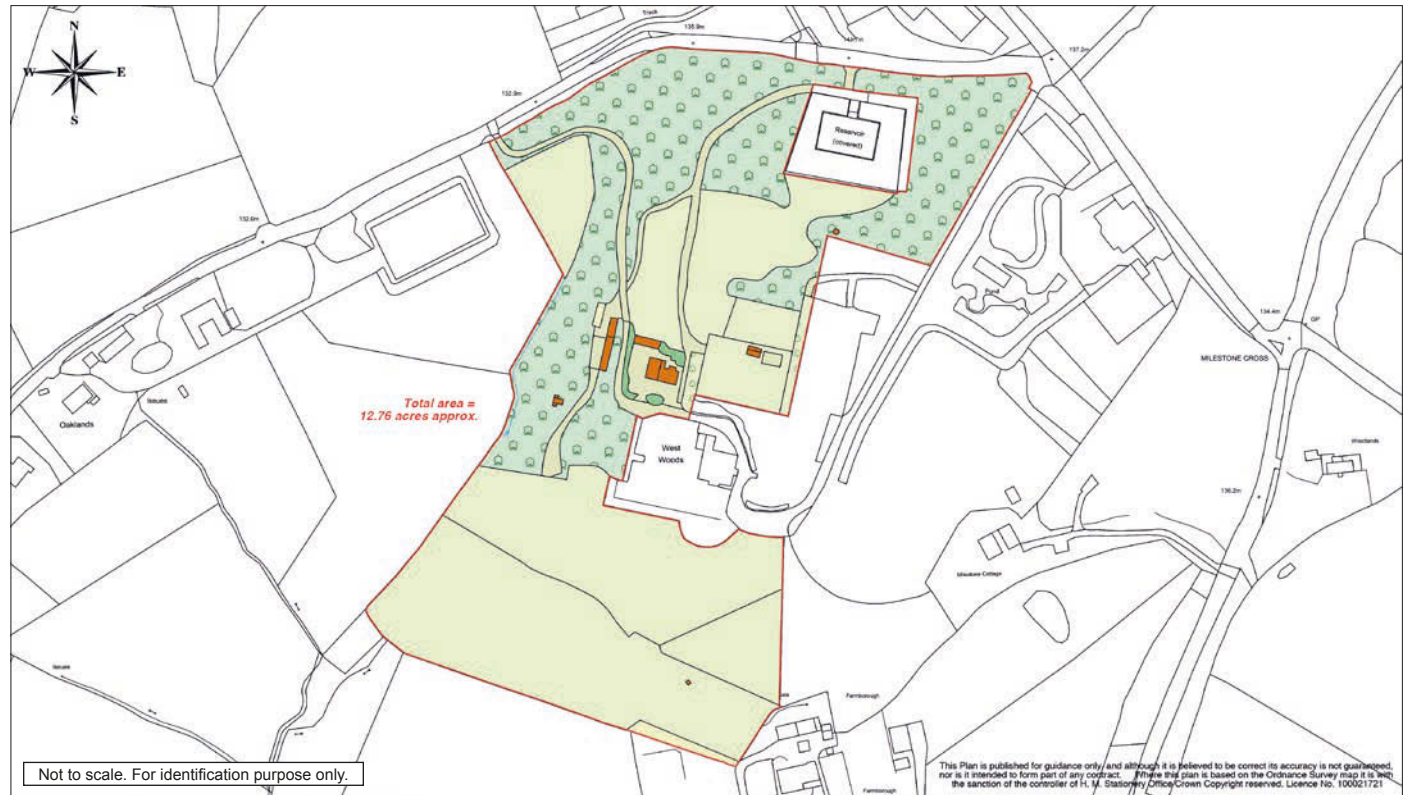
Teignbridge District Council – 01626 361101

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

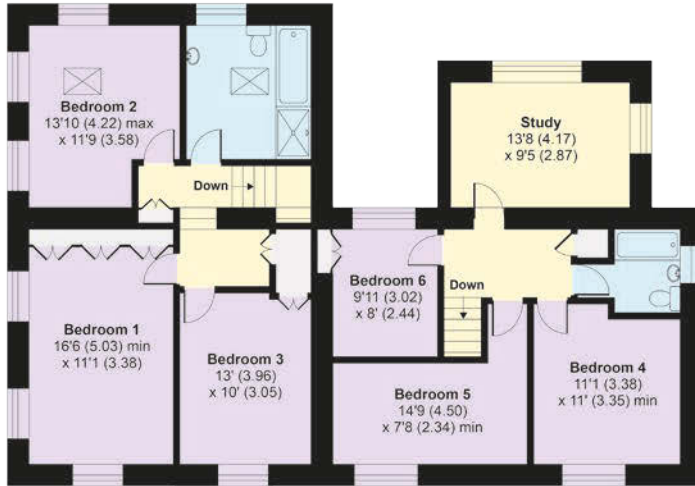
Directions (Postcode TQ13 0DS)

From the war memorial in the centre of Chudleigh, take the Old Exeter Street for 1 mile out of the town. Turn left at Milestone Cross, signed to Trusham. The entrance to Westwoods Farm is the third entrance on the left, after circa one third of a mile.

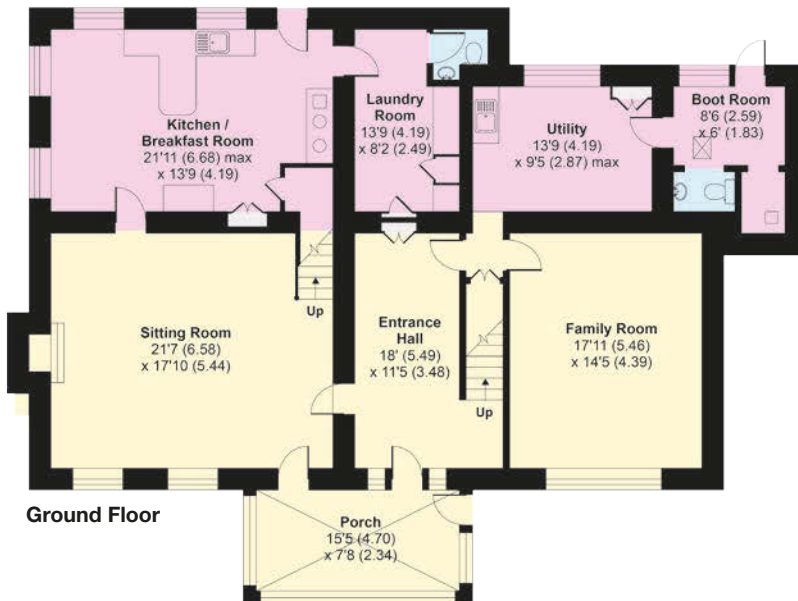


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

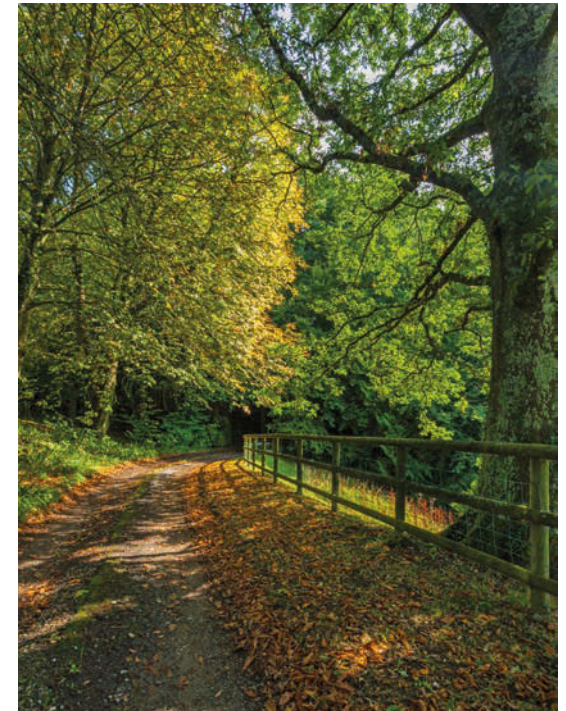
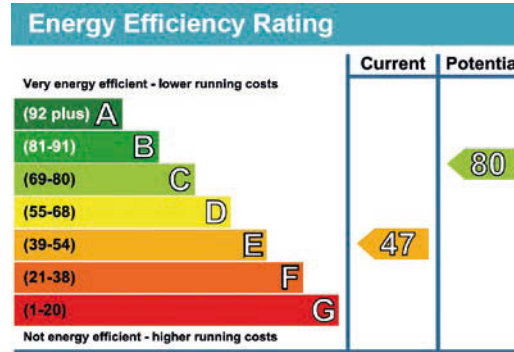
Approximate Gross Internal Floor Area
1308 sq ft / 121.5 sq metres



First Floor



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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