



Brunrigg, Chudleigh, Devon

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Brunrigg

Chudleigh, Devon

TQ13 0EH

A charming barn conversion with flexible accommodation and just under 4 acres, set in the beautiful Teign Valley

Chudleigh 1.5 miles, Kingsteignton 4 miles, Exeter 12 miles

Entrance hallway | Utility | Kitchen/breakfast room | Sitting room | Dining room | Principal bedroom | Family bathroom | Bedroom 2 | Larder | Snug/bedroom 3 | Office/bedroom 4 | Further double bedroom | Annexe kitchen area | Parking | Gardens | Log store | Vegetable garden with greenhouse | Field of pasture | Approximately 3.9 acres in all | EPC: E

The property

Brunrigg is approached along a gravel drive leading to the main entrance of the property where you can enjoy views over the stunning surrounding countryside. The main entrance opens into a hallway; this then leads into the spacious kitchen/breakfast room which is wonderful for entertaining and has a fully glazed wall with glass doors opening out to the garden. The kitchen is light and spacious, fully fitted with ample storage, a gas hob, an electric oven, electric AGA and a dishwasher. A small set of steps leads down to a larder and two rooms which can be used as an integral annexe with a kitchen/dining room and a bedroom. Stairs from the main kitchen lead up to a spacious landing with a decked balcony overlooking the garden, a snug/bedroom 3 with wood burning stove and bedroom 4 which is currently used as an office. The sitting room, on the other side of the house, is a wonderfully spacious room, with a wood burning stove and an attractive wooden-clad ceiling. Above the sitting room is the principal bedroom which enjoys views of pastures and the River Teign. There is also a family bathroom and another large bedroom on this floor.

Outside

The gardens at Brunrigg are predominantly located to the rear of the property and include a wide variety of mature shrubs, trees, lawns and a patio seating area for enjoying the pleasant surroundings. There is an area of woodland behind the house, which also has several useful agricultural buildings with hard standing in front.

Accessed from the public highway is a field measuring approximately 2.7 acres of undulating pastureland with a stable block.

Location

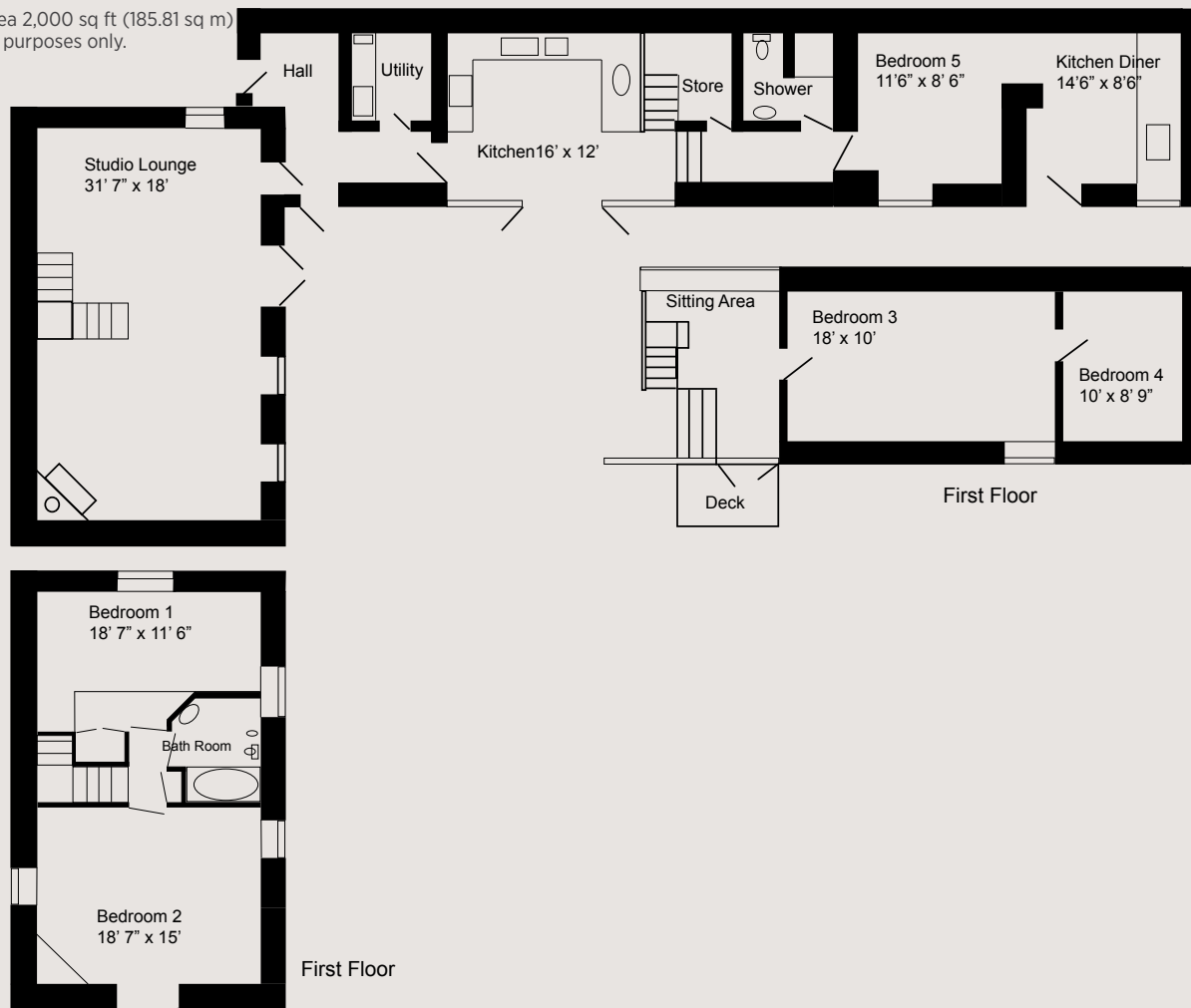
Brunrigg is situated in the highly sought-after Teign Valley and enjoys fine views across the surrounding rolling Devon countryside. It lies about 1.5 miles west of the historic town of Chudleigh which has a good range of local shops and facilities, whilst the university and cathedral city of Exeter is approximately 12 miles away, providing an extensive range of amenities. Access to the A38 dual carriageway is within half a mile which provides an easy commute to Exeter or Plymouth, with links direct to the M5 motorway. At Exeter, there are railway stations on the London Waterloo and Paddington lines, whilst to the east of the city is Exeter International Airport.

The immediate area offers endless opportunities for outdoor pursuits, including in the Teign Valley where there are miles of footpaths and bridleways to explore. Haldon Forest is also just a few miles away, offering more excellent walking, cycling and riding opportunities. The boundary of Dartmoor National Park is within four miles, providing a wealth of country and leisure pursuits as well as beautiful countryside. There are also miles of beautiful beaches to explore on the South Devon coastline nearby.





Floorplans
House internal area 2,000 sq ft (185.81 sq m)
For identification purposes only.



Directions

From Exeter proceed southwards on the M5 motorway and thereafter take the A38 towards Plymouth. After 3 miles, take the exit onto the B3344 Kingsteignton, Teign Valley, then turn right onto the B3193 and within half a mile Brunrigg will be on your left hand side.

General

Services: Mains electricity, private drainage which we understand is compliant with current regulations. Private bore hole water and mains water.

Local Authority: Teignbridge District Council.

Tenure: Freehold.

Guide price: £750,000.

Council Tax: Band E.

Exeter

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