



HALFPENNY COTTAGE, CLIFFORD STREET, CHUDLEIGH



PROPERTY SUMMARY

Halfpenny Cottage is a characterful home tucked away within the heart of Chudleigh, offering generous accommodation, a garden, garage and clear scope for improvement.

Set just off Clifford Street, the property enjoys a surprisingly private feel while remaining within easy reach of the town centre, local shops, primary school, pubs and everyday amenities. The accommodation is arranged over two floors and includes an entrance hall, porch, lounge/dining room, kitchen, four bedrooms and a bathroom.

The house would now benefit from updating, but offers excellent potential for buyers looking to create a home of their own in one of Devon's most convenient and well-connected towns. Outside, there is garden space, a useful garage and access from the street, giving the property added practicality.

Offered with vacant possession on completion, Halfpenny Cottage represents an appealing opportunity for buyers seeking a project, investment or long-term home in sought-after Chudleigh.







The front door opens into an entrance porch, creating a useful first arrival point before leading through into the main entrance hall. From here, the staircase rises to the first floor, while doors lead into the ground floor accommodation.

The lounge/dining room forms the main living space and offers a generous footprint, with room for both seating and dining areas. A front-facing window brings in natural light, while the overall proportions provide a strong basis for improvement. Although the presentation is now dated, this is a room with clear potential to become a warm and comfortable heart of the home.



The kitchen is positioned to the rear with a view over the gardens and door giving access to the covered rear driveway. The space is fitted with a range of basic units, work surfaces and space for appliances. The space would benefit from refurbishment, but offers a practical layout and the opportunity for a purchaser to redesign the room to suit their own needs.







On the first floor, the landing gives access to four bedrooms and the bathroom. The bedrooms provide flexible accommodation for family use, guests, home working or hobbies, with the layout allowing the house to adapt to a range of buyers' potential needs.



The bathroom is fitted with a shower enclosure, WC and wash hand basin, with a window providing natural light and ventilation. As with the rest of the property, it is functional as it stands but offers scope for future updating.

Outside

Outside, the property benefits from a large rear garden space which offers clear potential. With landscaping and attention, it could become an attractive outside area for sitting, planting or enjoying some privacy in the centre of Chudleigh.

A long driveway leads from front to back, offering superb parking options, whilst being in the centre of town. The garage sits at the far end of the plot and is more likely to be useful as storage or workshop potential, adding further practicality to the property, due to the narrowing of the driveway as you extend down the plot.

To the front is a further area of garden leading to the side of the property where there is a useful storage shed.

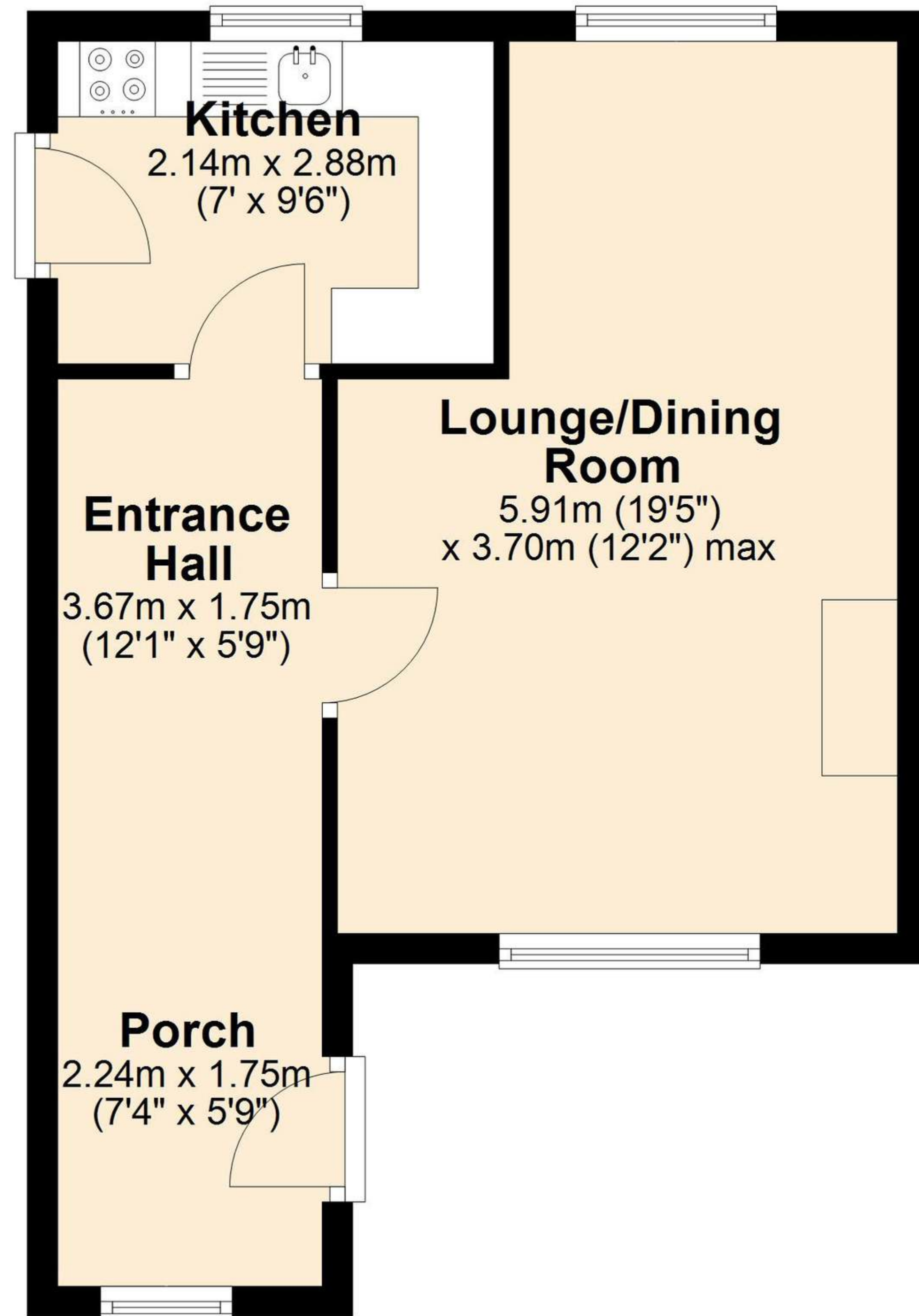




Floorplans

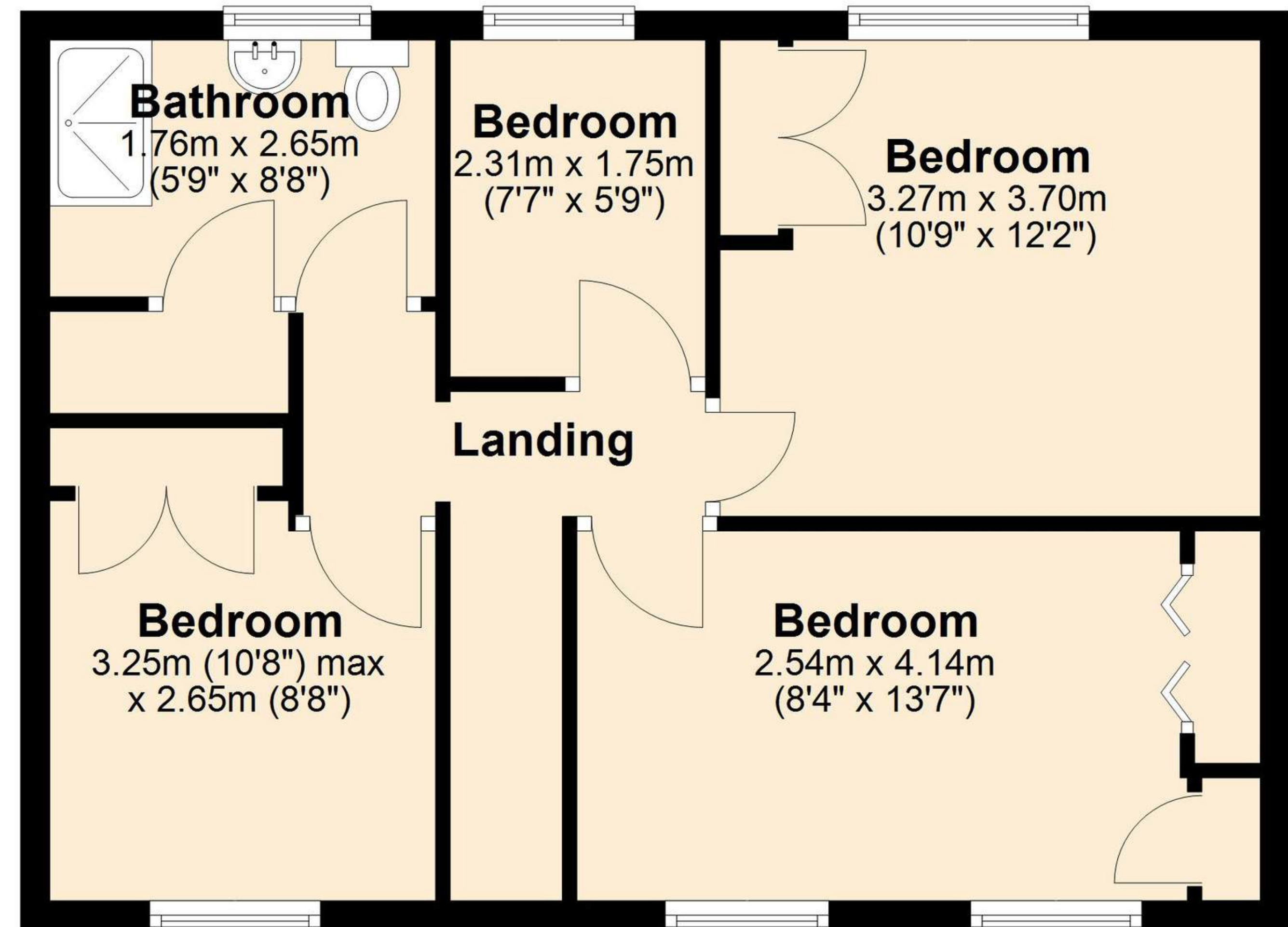
Ground Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.7 sq. feet)



Floorplan produced for illustrative purposes only. All measurements are approximate and quoted in metric with imperial equivalents. Measurements are taken in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Total approximate area is quoted for guidance only and should not be relied upon. Sawdye & Harris has not tested any services, systems or appliances. In accordance with the Digital Markets, Competition and Consumers Act 2024, all material information has been provided in good faith based on details supplied by the seller. All information should be independently verified by the buyer's solicitor or surveyor prior to exchange of contracts.

Key Facts for Buyers

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX - Band D

EPC - E

SERVICES

The property has all mains services connected. There is gas fired central heating installed.

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](#)

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.

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.

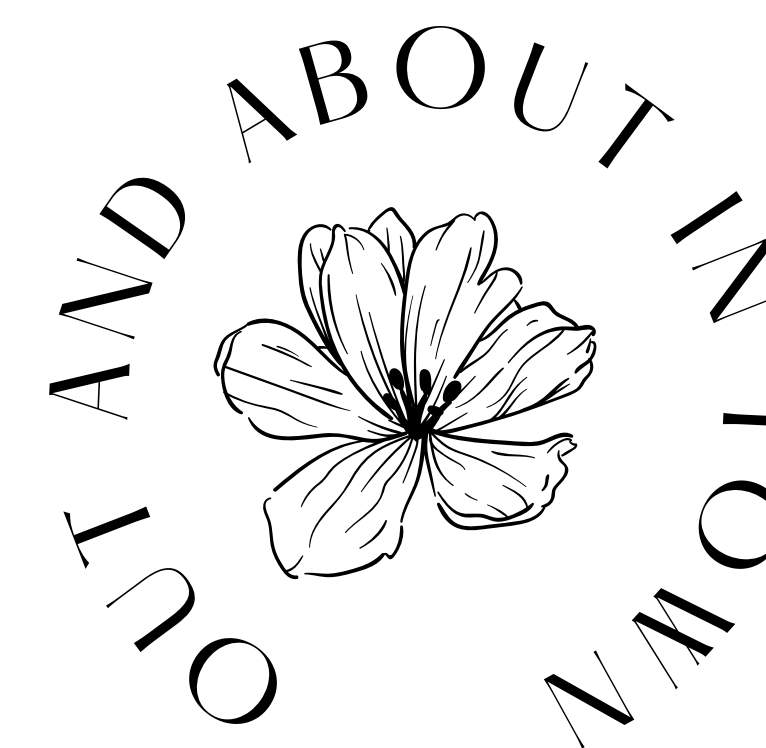
At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

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.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

ABOUT CHUDLEIGH



Chudleigh is one of those rare Devon towns that manages to feel both connected and quietly self-contained — a place where everyday convenience sits comfortably alongside a strong sense of community.

At its heart, you'll find a traditional town centre with independent shops, welcoming pubs and a well-regarded primary school, all contributing to a lifestyle that feels both practical and personal. It's a town where daily life is easy, yet never hurried.

Surrounded by rolling countryside and positioned on the edge of Dartmoor National Park, the setting invites a more outdoor way of living — from weekend walks and cycling to simply enjoying the changing seasons on your doorstep.

For those needing to travel further afield, the A38 is just moments away, providing swift access to Exeter, Plymouth and beyond, while mainline rail links from nearby Newton Abbot connect to London and the wider network.

This balance of accessibility, landscape and community is what makes Chudleigh such a consistently sought-after place to live — equally appealing to families, downsizers and those relocating to Devon.





HALFPENNY COTTAGE, CLIFFORD STREET
CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01626 852666
Email: hello@sawdyeandharris.co.uk

