



The Threshing Barn, Pitt Farm



STAGS

The Threshing Barn,

Chudleigh, Newton Abbot, Devon TQ13 0EL

Chudleigh (town centre): 1.5 miles, Exeter: 12.5 miles

A striking Grade II Listed thatched barn conversion offering substantial and versatile accommodation, situated within an attractive courtyard setting and enjoying private south-westerly facing gardens.

- Grade II Listed thatched property
- Distinctive roundhouse sitting room
- Easy access to the A38, Dartmoor and Exeter
- Private south-westerly facing gardens
- Freehold
- 2776sqft of accommodation
- Character features throughout
- Versatile arrangement of upto 5 bedrooms
- Garage and allocated parking
- Council tax band: G

Guide Price £750,000

SITUATION

The property is situated within Pitt Farm, an attractive courtyard development in the sought-after village of Chudleigh Knighton. The village offers an appealing balance of rural living and accessibility, benefitting from a range of amenities including a popular primary school, village hall and the well-regarded Claycutters Arms public house and restaurant. The property enjoys excellent access to the A38 dual carriageway, providing convenient links to Exeter, Newton Abbot and Plymouth, whilst the nearby market town of Bovey Tracey offers a wider range of day-to-day facilities. Newton Abbot benefits from a mainline railway station with direct services to London Paddington. Dartmoor National Park lies only a short distance away, providing thousands of acres of open countryside ideal for walking, riding and cycling, whilst the South Devon coastline and beaches can be reached with ease.

DESCRIPTION

The Threshing Barn is a distinctive Grade II Listed barn conversion offering substantial accommodation extending to over 2,776sqft. Converted to create a highly individual home, the property combines impressive architectural features with versatile living space ideally suited to modern family life.

A particular feature of the property is the striking roundhouse sitting room, while the remainder of the accommodation offers flexibility to suit a variety of requirements, including up to five bedrooms and multiple reception spaces. Externally, the property enjoys private south-westerly facing gardens together with a garage and allocated parking, all within an attractive courtyard setting.



ACCOMMODATION

The accommodation is arranged over two storeys and is accessed via an impressive reception hall. Featuring a double-height ceiling, exposed timbers and a galleried landing above, this welcoming space immediately showcases the property's character and sense of scale. The principal reception space is the remarkable roundhouse sitting room. Benefitting from exposed stonework and a vaulted ceiling, this atmospheric room enjoys direct access to the garden and provides a superb environment for both everyday living and entertaining.

The kitchen and breakfast room offers a range of fitted units with integrated appliances and ample workspace. Open plan to the dining area, this space acts as the social hub of the home and is enhanced by a vaulted ceiling and rooflight, creating a light-filled space well suited to family life and formal entertaining alike. A separate snug provides an additional reception room and offers flexibility for a variety of uses, whether as a family room, reading room or home office.

The bedroom accommodation is thoughtfully arranged and provides considerable flexibility. The principal bedroom is a particularly attractive room, featuring exposed beams and a peaceful atmosphere, whilst benefitting from an en suite bathroom. The remaining bedrooms offer ample space for family members, guests or home working. A family bathroom serves the secondary bedrooms, while a ground floor shower room further enhances the practicality of the accommodation and is particularly useful for visiting guests or multi-generational living.

OUTSIDE

The gardens wrap around the property and have been thoughtfully arranged to create a private and tranquil setting. Enjoying a south-westerly aspect, the grounds benefit from excellent afternoon and evening sun. Areas of lawn are interspersed with established planting and mature borders, while several patio areas provide ideal spaces for outdoor seating and dining. To the front of the property, a covered porch creates a sheltered area from which to enjoy the surroundings throughout the year.

Further complementing the property is a garage together with allocated parking within the attractive courtyard setting of Pitt Farm.

SERVICES

Mains electricity, gas and water. Shared private water treatment plant serving Pitt Farm. Gas fired central heating.

There is a management charge for the communal areas within Pitt Farm, currently charged at approximately £50 per calendar month.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX.
Tel: 01626 361101
Email: info@teignbridge.gov.uk

VIEWINGS

Strictly by appointment through the agents.

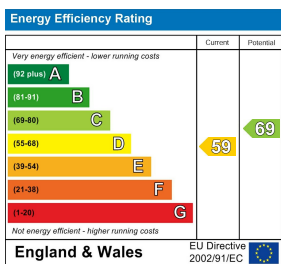
DIRECTIONS

From the Drumbridges roundabout on the A38, take the exit signposted towards Chudleigh Knighton. Proceed into the village and follow the road through the centre of the settlement. Upon reaching Pitt Farm, follow signs into the courtyard development where The Threshing Barn can be found within the central courtyard setting.

What3Words: [///craziest.prepare.fruit](#)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

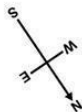


The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

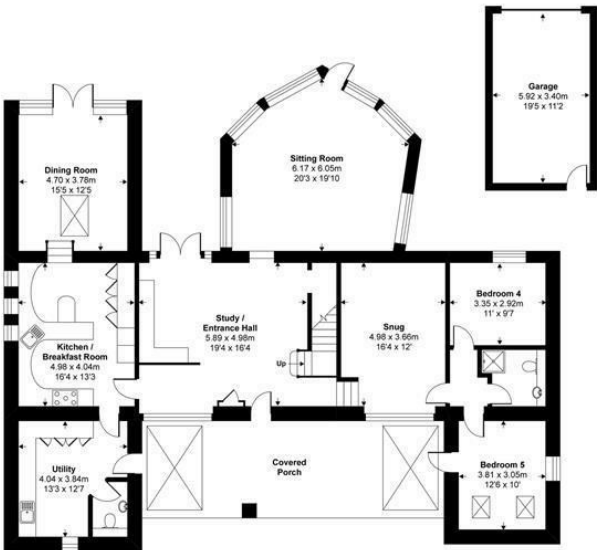
totnes@stags.co.uk

01803 865454

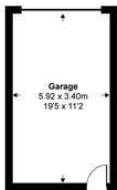
Approximate Area = 2776 sq ft / 257.8 sq m (excludes garage and void)
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Stags. REF: 616413.



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