



WOODS
DISTINCTIVE HOMES

The Stables, Pitt Farm Chudleigh Newton Abbot TQ13 0EL

£575,000

This is a thoughtfully converted barn which has been updated to suit modern living standards but still retains much of its original character

- Quality barn conversion
- Four bedrooms and study
- Beautifully refurbished kitchen
- Character lounge/dining room with feature wood burning stove
- Two striking main bedrooms with vaulted ceilings
- The two main bedrooms are en-suite
- Landscaped gardens
- The property backs onto fields
- Garage and Extensive Parking
- Council Tax Band 'E' / EPC Rating 'C'

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THE PROPERTY - Set within a small selection of individual properties, the accommodation comprises of entrance hall, cloakroom, double aspect lounge/dining room with feature wood burning stove, modern integrated kitchen, two master bedrooms with en-suite, two further double bedrooms, study and a stunning family bathroom. Externally there is a low maintenance front garden and sizable enclosed rear garden backing onto fields.

The property is accessed through a double glazed door into an entrance hall with stairs rising to the first floor. A further door opens to the cloakroom which has a low level flush WC and wash hand basin. Oak beams frame the approach into the dual aspect lounge/dining room with elevated windows to the rear in addition to two larger lower windows to front and rear, providing much natural light. A freestanding pedestal feature wood burning stove makes a real focal point of the room. From the entrance hall a door leads to the kitchen which is fitted with an attractive range of shaker style base and wall mounted units with worktops over and glazed effect splashback, drainer inset with bowl and a half sink unit with swan neck mixer tap over, integrated fridge/freezer and Range Cooker with extractor hood over. A double glazed window and glazed door give a pleasant outlook over the rear garden. Under stairs storage with space and plumbing for a washing machine and tumble dryer.

From the entrance hall stairs lead to first floor landing laced in character with a host of exposed ceiling joists and a window to the front elevation. The first dual aspect master bedrooms comes with a vaulted ceiling and feature window set to the gable end and stairs leading down to a fabulous partially tiled en-suite with spacious double shower, wash hand basin set to attractive tabletop setting, separate WC with door and walk in storage/dressing area.

The second Master bedroom is located at the opposite end of the property with large elevated window to the gable end and a 'Velux' window to the front elevation. There is a range of built in wardrobes offering hanging and shelving space. A door leads into the en-suite shower room with shower cubicle, low level WC and pedestal wash hand basin.

Bedroom three, again is a double, with a 'Velux' window to rear elevation and exposed ceiling joists. Bedroom four is a good-sized room with a 'Velux' window to rear elevation and exposed ceiling joists. The separate Study has over door storage and a 'Velux' window to the rear elevation.







The Family bathroom is both modern and stylish with suite comprising of bath with integrated wall mounted tap and a rain shower over, low-level flush WC and wash hand basin set to vanity unit. A 'Velux' window to the rear elevation, chrome ladder style radiator and exposed beams.

OUTSIDE - To the front is a low maintenance garden with a pathway leading to the front door. The rear garden has been landscaped into manageable areas, some laid to lawn with steps and pathways leading to well stocked raised beds. A large patio and summer house form an attractive seating area from where you can take in the garden and large open fields to the rear. A gateway at the top allows access to a shared road, where the additional parking is located. To the side of the garden is a door leading to a side passage which offers storage space for bins and a door to the front elevation.

Outside tap. Next to the storage shed there is an additional communal shed that acts as a bin storage for the complex.

As you follow the road up to the property on your right can be found the parking area for the properties, with visitor parking. One parking space is allocated for The Stables and there is a detached garage which has double opening doors with power and water connected and a charging point for an electric vehicle. Additional parking for two cars is located further up the drive at the rear of the property.

SERVICES: Mains gas, electricity, water, drainage is via a shared septic tank located below the parking area at the front of the complex. Council Tax Band 'E', EPC Rating 'C'.

DIRECTIONS: From the Bovey Tracey office turn right into Le Molay-Littry Way/B3344. Continue along this road following the signs for Chudleigh Knighton. Once in the village continue past the Claycutters Inn to the T junction. Turn left and follow this road out of the village and in the dip on the hill (before T junction) turn left into Pitt Farm. Proceed up the drive. After 100m turn right and right again into the car park. Walk out of the car park and continue into the courtyard where the property can be found in the right hand corner.

GENERAL INFORMATION

Tenure: Freehold

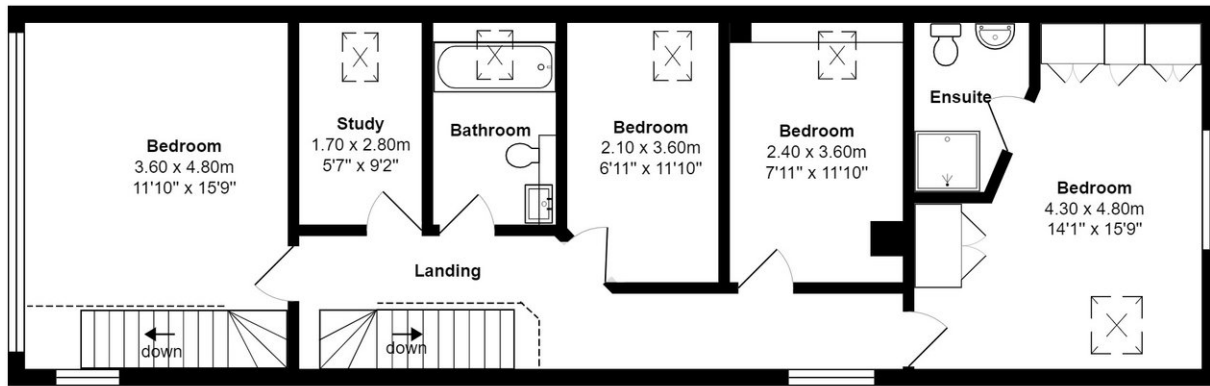
Council: Teignbridge Council

Council Tax Band E for the period 01/04/2023 to 31/03/2024 financial year is £2,755.99

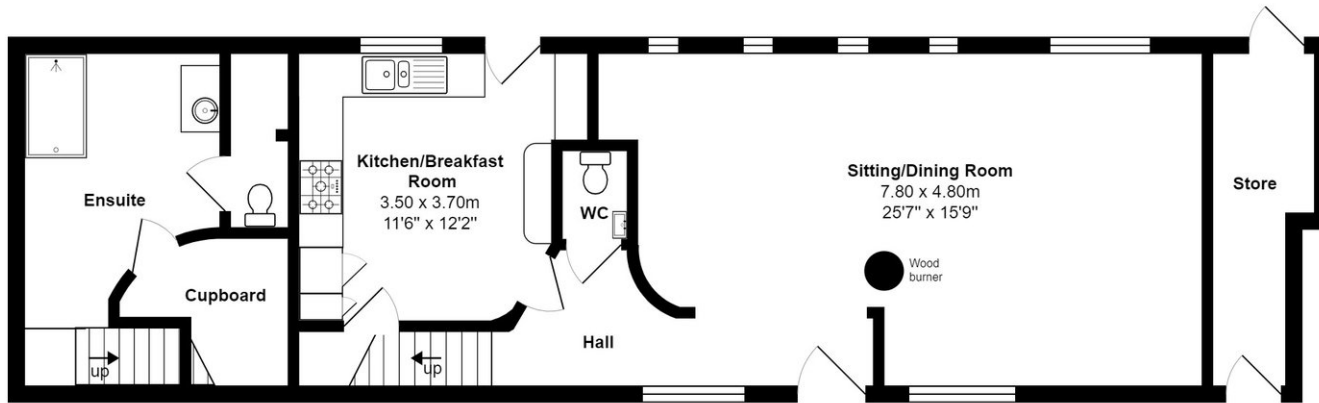








First Floor



Ground Floor



The Stables, Pitt Farm, Chudleigh
Total Area: 153.3 m² ... 1651 ft² (excluding store)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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