



## The Granary, Pitt Farm, Chudleigh Knighton - TQ13 0EL

Offers Over £500,000 Freehold

A beautifully presented Grade II Listed converted barn with versatile accommodation including 3 bedrooms, a spacious living room with wood burner, bright kitchen/breakfast room, dining room and study, established private garden, en-suite shower room, parking and a garage. Available Chain Free. Freehold EPC Rating C

  
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## ROOM MEASUREMENTS:

Living Room: 6.16m x 4.8m (20'2" x 15'9")

Kitchen/Breakfast Room: 4.3m x 3.52m  
(14'1" x 11'7")

Utility: 3.52m x 1.75m (11'7" x 5'9")

Dining Room: 4.88m x 2.47m (16'0" x 8'1")

Study: 3.80m x 1.88m (12'6" x 6'2")

Bedroom: 6.06m x 2.91m (19'11" x 9'7")

Bedroom: 4.76m x 3.07m (15'8" x 10'1")

Bedroom: 3.78m x 3.07m (12'5" x 10'1")

Bathroom: 3.30m x 2.06m (10'10" x 6'9")

Ensuite: 2.40m x 1.55m (7'10" x 5'1")

## USEFUL INFORMATION:

Grade II Listed

Tenure: Freehold / EPC Rating: C

Council Tax Band: F (£3419.53 2024/25)

Local Authority: Teignbridge District  
Council

Services: Mains water, electricity & gas.

Private drainage

Converted in year Tbc

Broadband Type Available:

Standard - Highest available download  
speed: 11 Mbps / Highest available upload  
speed: 1 Mbps

Superfast - Highest available download  
speed: 37 Mbps / Highest available upload  
speed: 8 Mbps

Ultrafast - Highest available download  
speed: 1000 Mbps / Highest available  
upload speed: 220 Mbps



## STEP OUTSIDE:

The property benefits from an established private garden, providing a serene outdoor oasis for relaxation and al fresco dining. The garden space offers a great opportunity for gardening enthusiasts and already has an array of mature bedding plants and shrubs. The garden provides a versatile space for enjoyment and relaxation with a raised seating area overlooking neighbouring fields. The garage is in a block with double opening wooden doors to the front. There is light connected.

## AGENTS INSIGHT:

"This charming barn conversion has been well proportioned and finished to a high standard. The layout is very versatile for most lifestyles. Whether you need a lock up and leave second home, a family home or a couple needing a rural retreat. In an idyllic location with countryside views, but still maintaining good access to the A38 for commuting between Exeter, Plymouth and beyond. It is available with no onward chain but is subject to a grant of probate."

## LOCATION:

The village of Chudleigh Knighton is situated a short distance from the A38 Devon Expressway which links Exeter to the North and Plymouth to the South. The village has the benefit of a primary school, a pub called the Claycutters Arms, hairdressers and Village Hall. A further range of shopping and leisure facilities are available in the nearby towns of Chudleigh, Bovey Tracey and Newton Abbot.







#### STEP INSIDE:

Nestled in a tranquil setting, this beautifully presented converted barn offers a unique combination of rustic charm and modern amenities. The property boasts three bedrooms and three reception room allowing versatile accommodation offering a variety of living arrangements. You enter the property into a spacious hallway with oak flooring and ample natural light. Stairs rise to the first floor accommodation. The living room is a lovely size with a feature wood burner creating a focal point and additional source of heat for cosy winter evenings. There is ample space for a variety of seating and a door leading onto the rear garden. The kitchen/breakfast room is bright and well equipped with an island situated in the centre of the room providing a casual seating area, plus additional work surface and storage. There is an integrated dishwasher, a large Belling oven, a Butler sink overlooking the rear garden and a generous amount of base level and wall units. A door leads to the garden and the utility room has additional storage cupboards with a wooden work top, a second sink, plumbing for a washing machine plus space for further appliances.

Also on the ground floor is a cloakroom with WC. Three steps lead to a dining room and separate study.

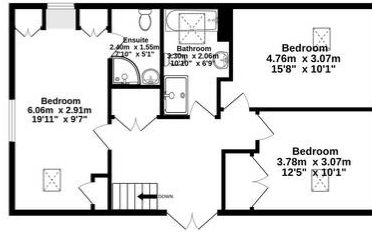
On the first floor is a generous and bright landing with a large storage cupboard housing the boiler and French doors giving access to the external staircase. There are three bedrooms, all double rooms with two having fitted wardrobes. The main bedroom also has the benefit of an en-suite shower room. Completing the accommodation is the family bathroom which is beautifully tiled and comprises a bath, separate shower unit, WC, sink and heated towel rail.



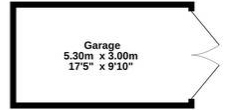
Ground Floor  
89.1 sq.m. (959 sq.ft.) approx.



1st Floor  
66.6 sq.m. (717 sq.ft.) approx.



Garage  
15.9 sq.m. (171 sq.ft.) approx.



**TOTAL FLOOR AREA : 171.6 sq.m. (1847 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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