



Chudleigh

2x 2x

ENERGY RATING
N/A

- Video Walk-through Available
- First Floor Apartment
- 2 Double Bedrooms
- 2 Bath/Shower Rooms
- Superb Location
- Generous Communal Grounds
- Grand Imposing Building
- Off Road Parking & Garage
- Rare Opportunity
- Grade II Listed/EPC Exempt

Guide Price:
£300,000
LEASEHOLD

Flat 3, Pitt House, Chudleigh, Newton Abbot, TQ13 0EL



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An elegant and spacious first floor apartment situated within Pitt House which is a charming grade II listed property situated on the outskirts of Chudleigh and boasting beautiful communal gardens. The apartment boasts two double bedrooms, both en-suite, along with a spacious lounge and kitchen. The majority of the rooms enjoy lovely views over the communal gardens. Gas central heating is installed and outside along with the stunning communal gardens there is a garage and parking. Viewings come highly recommended to appreciate the location and accommodation on offer.

As an early example of the Victorian Jacobean revival style, Pitt House is listed as being of immense architectural and historic interest. Built in 1841 by architects Sir George Gilbert Scott and William Bonython Moffat, Pitt House is a grand example of the 'Jacobean' style with curly Dutch gables and castellated bay and oriel windows. The construction is mostly of squared and dressed grey limestone with cream limestone dressings to windows and doors etc. The house is particularly noted for its architect, the renowned Sir George Gilbert Scott who is responsible for a number of iconic structures including London's St. Pancras railway station, the Albert Memorial and restoration works to Westminster Abbey. A model of Pitt House has previously been found at the Victoria and Albert Museum in London and is one of the few surviving examples of Sir Gilbert Scott's private residential designs. In 1985 Pitt House was sympathetically converted into six apartments and it is surrounded by 3.5 acres of communal gardens and woodland.

The property is situated between the town of Chudleigh (2 miles) and the village of Chudleigh Knighton (0.5 miles). Both communities have a good range of day-to-day facilities. Beyond Chudleigh Knighton lies the town of Bovey Tracey (2 miles) which offers a broader range of amenities. The boundary of the Dartmoor National Park is within 3 miles with the park offering many thousands of unspoilt moorland acres in which to enjoy a wide range of outdoor pursuits. There is excellent access to the A38 dual carriageway (1 mile) leading south to Plymouth and north to Exeter. The university and cathedral city of Exeter (13 miles) has a wide range of day-to-day amenities including excellent shopping, dining, theatre and sporting and recreational pursuits. Exeter International Airport has daily flights to London. Exeter, along with Newton Abbot (5 miles) offer mainline railway stations to Waterloo and Paddington.

The Accommodation:

Steps lead up to a grand covered entrance with arched door leading into the impressive, oak panelled, communal entrance hall with polished hard timber floor and a staircase rising to the first-floor landing where the flats own entrance door leads to the entrance hallway with coved ceiling and large storage cupboard. The sitting room is a bright and airy room being dual aspect with feature window to side and walk in bow window enjoying superb views over the communal garden, feature fireplace, picture rail and coved ceiling. The kitchen is extensively fitted with a modern range of wall and base units with rolled edge work surfaces, matching splashback and tiling above, inset single drainer sink unit, built-in oven and hob, fridge/freezer and plumbing for washing machine, there is also a wall mounted gas boiler and two windows to rear. Bedroom one has a bay window enjoying superb views over the communal garden, built in wardrobes and coved ceiling. The en-suite bathroom comprises a panelled bath with mixer tap and shower attachment, low-level WC, pedestal wash basin and extractor fan. Bedroom two has a window enjoying superb views over the communal garden, three built-in wardrobes and en-suite shower room with shower cubicle, low level WC and wash basin.

Outside:

To the front of the house is a large gravelled parking area with steps leading down to the communal gardens which comprise of large level lawns and a mature wooded area beyond amounting to circa 3.5 acres.

Parking:

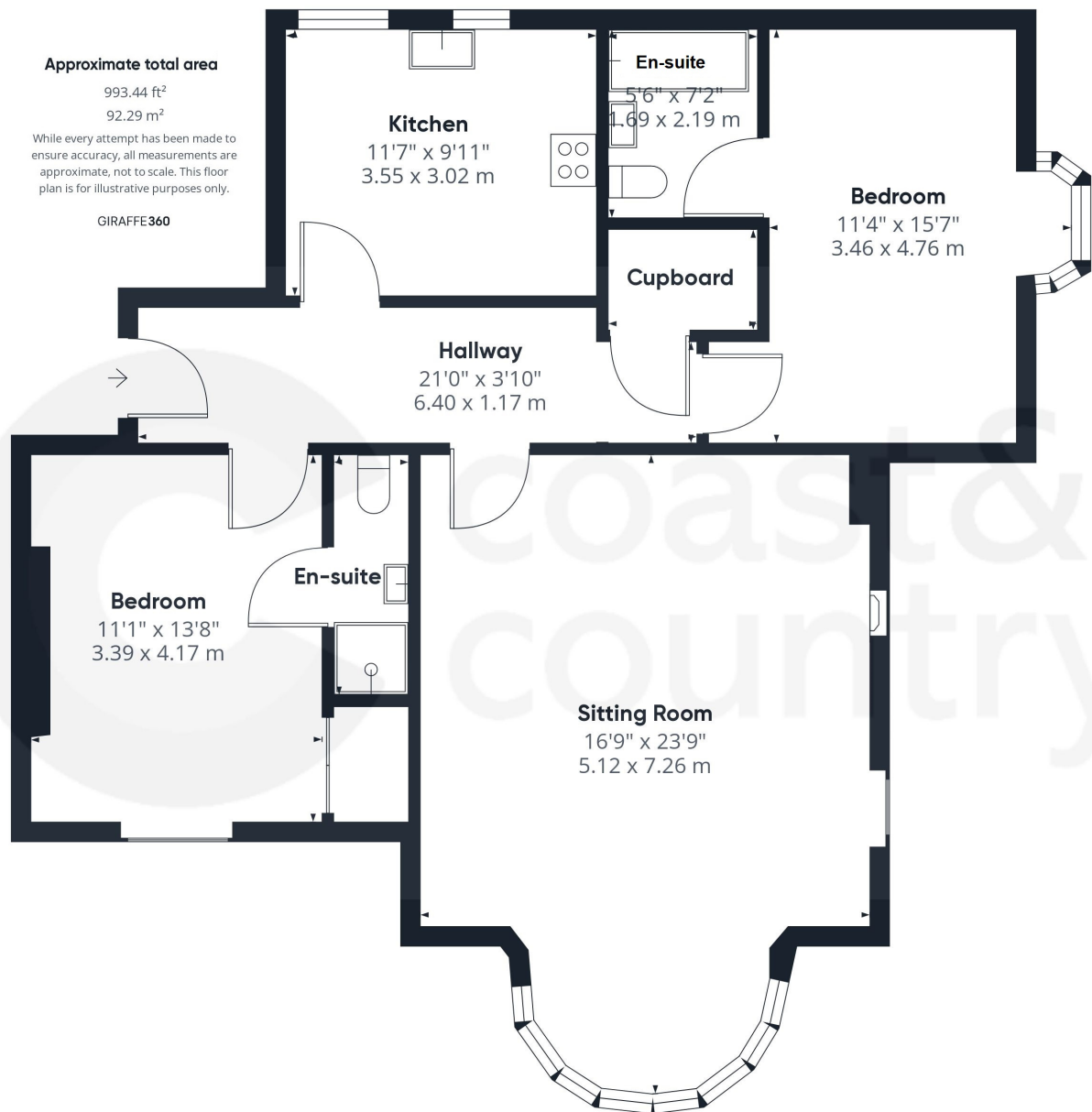
Outside the house is approached via a sweeping drive leading up past the allocated parking and garage block on the right where a garage belongs to the flat.

Directions:

Head north on the A38 towards Exeter. Take the exit signposted Chudleigh Knighton and the Teign Valley Road. At the T-junction, turn left, continue on the B3344, passing Finlake Holiday Park. After a further 300 yards, the entrance to Pitt House can be found on the left between the two lodge houses and white pillars.



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Agents Notes:

Council Tax: Currently Band E

Tenure: Leasehold & 1/6 share of Freehold

Lease: 125 years from 1st January 1985

Service Charge/Ground Rent: Currently approximately £308 pcm

Review Period: Annual

This property is grade II listed.

It is not permissible to use this property as a holiday let.

Energy Performance Certificate:

**This property is grade II listed
and therefore exempt from
EPC requirements.**

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.