

Flat 3, Pitt House

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Chudleigh, Newton Abbot, TQ13 0EL Chudleigh (1.8 miles), Exeter (13.9 miles)

# Elegant two bedroom Grade II\* Listed flat set within the historical Pitt House

- · Set in a Grade II\* Listed building
- Light-filled sitting room
- Private garage and allocated parking space
- Beautifully maintained communal grounds
- Leasehold: 999 years from 2025.
- Spacious accommodation with original period features
- Two double bedrooms with en suites
- Peaceful rural setting
- Ideal for permanent residence, second home, or investment
- · Council Tax Band: E

### Guide Price £275,000

#### SITUATION

Pitt House enjoys a secluded yet accessible setting between the historic market towns of Chudleigh and Bovey Tracey, near the charming village of Chudleigh Knighton. Situated just south of Exeter, the property offers convenient access to the city, Dartmoor National Park, and the South Devon coastline.

#### **DESCRIPTION**

This is a rare opportunity to acquire a Grade II\* listed home of true historical and architectural significance, nestled in a peaceful setting just south of Exeter. Designed in the 1840s by Sir George Gilbert Scott – the architect behind St Pancras Hotel and the Albert Memorial – Pitt House is one of the few remaining examples of his domestic work, built in the early Victorian Jacobean Revival style.

This remarkable residence blends period grandeur with everyday functionality.







#### **ACCOMMODATION**

On entering the historic Pitt House, you approach the property via an elegant communal hallway and ascend the grand staircase to the front door of Flat 3. Filled with stunning original features – including panelled doors, high ceilings with decorative cornicing, and large skirting boards – this flat is light and spacious, offering flexible living arrangements. The kitchen has ample worktop space for keen cooks, room for a washing machine, a fitted electric hob and oven, and is bright and airy thanks to two windows.

Opposite the kitchen is the first of two large double bedrooms, with fitted cupboards, a window seat, and an ensuite shower room. Further down the wide hallway is a spacious living room with an ornate fireplace and a bay window offering an elegant dining area. Off the hallway is a useful storage cupboard, and the second double bedroom, which features fitted wardrobes and an en-suite bathroom.

#### **OUTSIDE**

The flat comes with a garage, one designated parking space, and further parking is available on the driveway.

#### **SERVICES**

Teignbridge District Council - Council Tax Band E Mains gas central heating, mains electricity and water (not metered)

Drainage is via a septic tank at the bottom of the garden Leasehold: A new lease has been agreed at 999 years from 2025. The application is currently being filed with Land Registry.

#### **AGENTS NOTES**

Pitt House Management Ltd manages the maintenance of the building - £4,200 annual charge

There is a ROW (Right of Way) for a neighbour across a small section of the garden.



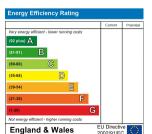




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21/22 Southernhay West, Exeter, Devon, EX1 1PR

> exeter@stags.co.uk 01392 255202

