



Pitt Copse Pitt Farm, Chudleigh, Devon TQ13 0EL

---

A stunning barn conversion of over 2,800 sq ft arranged over 3 floors, in a very accessible rural location with fine views to Dartmoor.

Chudleigh 2 miles / Bovey Tracey 3 miles / Exeter 13 miles

- Open Plan Living Area
- Impressive Kitchen
- 3 Bedrooms
- 3 Bathrooms (2 en suite)
- Study/Bedroom 4
- Gardens, Parking & Car Port with Solar Panels
- Deposit: £2192
- Council Tax Band C
- Sorry No Pets
- Tenant Fees Apply

£1,900 Per Calendar Month

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## DESCRIPTION

Pitt Copse is a stunning attached barn conversion which was converted from a substantial stone and slate barn in recent years. The property offers wonderful views to Dartmoor from many of the rooms. The accommodation is arranged over three floors and has some magnificent features including a superb kitchen/dining room with vaulted ceiling which is open plan to the living room. There is underfloor gas-fired central heating throughout and numerous other quality features including fine limestone flooring, exposed beams, a magnificent curved oak staircase and high quality kitchen and bathroom fittings. There are three double bedrooms, three bathrooms (two en suite) and a study/bedroom 4. There are landscaped gardens, parking for 4 cars and a car port/covered storage area. Sorry no pets Available Mid October. EPC Band C. Tenant fees apply.

## SITUATION

Pitt Copse is set in a semi-rural location between the town of Chudleigh (2 miles) and the village of Chudleigh Knighton (1 mile). There are good local facilities in both Chudleigh and Chudleigh Knighton whilst the town of Bovey Tracey is within 3 miles. The A38 is about 1 mile away offering easy access to Exeter (about 10 miles) and also linking to the M5, Plymouth and Cornwall beyond. Newton Abbot is about 7 miles and has a mainline railway station on the London Paddington line.

The boundary of the Dartmoor National Park is within 3 miles where there is wonderful countryside for walking, riding, cycling and fishing. The coast at Teignmouth and Dawlish is within 9 miles.

## ACCOMMODATION

Oak front door opening into:

### ENTRANCE HALLWAY

Oak flooring, coats cupboard, open plan to the sitting room and kitchen and door leading to:

### STUDY/BEDROOM 4

Window to the front, oak floor, room thermostat.

9'5" x 9'5"

### SITTING ROOM

31'0" x 20'0"

An impressive room with two sets of French windows with Juliette balconies and views over wooded valley and fields in the foreground and Dartmoor beyond. Fine feature horseshoe-shaped brick wall with wood burner. Oak flooring, exposed beams, two steps up to:

### KITCHEN/DINING ROOM

31'0" x 16'11"

This stunning room is a triple aspect room with a superb galleried landing above. The kitchen area has a range of solid oak cupboard and drawer units with granite worksurfaces and inset Belfast sink with mixer tap. American style Rangemaster fridge/freezer with chilled water and ice dispenser, Rangemaster six burner gas cooker and integrated Bosch dishwasher. Ceramic tiled splashbacks. French windows out to the terrace and windows to the rear with similar views to the sitting room. large Esse wood burning stove. Vaulted ceiling with skylight window.

### SHOWER/UTILITY ROOM

Stable style oak door to the front aspect. Large shower cubicle with glass curved screen and low level WC. Range of gloss fronted cupboards with roll edged work surface and inset stainless steel square sink. Washer/dryer, heated towel rail, ceramic tiled walls, gas boiler.

### GALLERIED LANDING

The curved oak staircase leads from the kitchen/dining room up to the first floor landing. There is spacious storage in an eaves cupboard and further store room.

### BEDROOM 1

19'3" x 17'9"

With built-in wardrobes, oak flooring, skylight window with stunning views of neighbouring countryside towards Dartmoor.

### EN SUITE SHOWER ROOM

Large shower cubicle with multi-jet shower, low level WC and wash basin set into vanity unit with storage below. Heated towel rail and linen cupboard. Skylight window to front.

### LOWER GROUND FLOOR

An impressive semi-circular oak staircase leads down to the lower ground floor hallway. Doors lead to:



### BEDROOM 2

19'6" x 14'9"

With limestone floor, massive exposed beam, large walk-in wardrobe and an under stair storage cupboard. French windows opening to the patio with steps up to the terrace.

### EN SUITE BATHROOM

A superb quality bathroom with limestone floor, large shower cubicle, freestanding roll top bath, low level WC and wash basin. Exposed beam.

### BEDROOM 3

20'4" x 15'9"

Also with limestone floor. Horseshoe shaped brick feature wall. Window with access to a corridor with door to outside and leading to:

### STORAGE ROOM

19'9" x 9'5"

A very useful space with shelving, limestone floor and pressurised hot water cylinder.

### OUTSIDE

The house is approached from the south up a shared entrance drive which leads to gates, beyond which is the private drive leading to a parking area and car port with solar panels. On the west side of the house is a paved terrace which enjoys a wonderful view through woodland, across fields and to Dartmoor in the distance. There is also a further paved terrace accessed from the kitchen offering, lovely distant rural views. A gravel path leads to a lawned garden area which includes raised vegetable beds, summerhouse, two dovecotes, ornamental pond and polytunnel.

### SERVICES

Metered mains water. Mains electricity. Shared private drainage system with one other property. Mains gas including the central heating. Council tax band F (ref: 059699)

### DIRECTIONAL NOTE

From Exeter proceed south on the A38 and after about 8 miles leave at the Chudleigh Knighton exit. At the end of the slip road, turn right towards Chudleigh Knighton and after 0.7 of a mile on the B3344 turn right to Chudleigh Knighton. Within 100 yards turn up the drive to Pitt Farm and continue straight to Pitt Copse.

### LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available mid October RENT: £1900 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £2,192 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.

### HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

### TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.





**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. Tenants 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.



21/22 Southernhay West, Exeter, Devon, EX1 1PR  
 01392 671598  
 rentals.exeter@stags.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			91
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			