



THE THRESHING BARN, CHUDLEIGH KNIGHTON TQ13 0EL

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This is not simply a barn conversion — it is a home that leaves a lasting impression.

A stunning Grade II Listed thatched barn conversion offering over 2,700 sq ft of versatile living space, including five bedrooms, a garage and allocated parking — all set within a highly accessible yet peaceful setting near Dartmoor.

A landmark property of striking design and exceptional character, The Threshing Barn is a home for those seeking something genuinely different — combining architectural drama, lifestyle flexibility and everyday practicality in equal measure.

GUIDE PRICE £775,000



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A Home That Leaves a Lasting Impression



From the moment you arrive, the individuality of this home is unmistakable.

The distinctive thatched form, curved architectural lines and courtyard setting create an immediate sense of character — a property that feels both grounded in its history and entirely unique in its design.

Set within the attractive setting of Pitt Farm, The Threshing Barn offers a rare balance of privacy, charm and accessibility — ideal for those seeking a lifestyle move without compromise.

The entrance hall sets the tone — dramatic in scale, with a double-height ceiling, exposed timbers and a galleried landing above.





At the heart of the home lies the remarkable roundhouse sitting room. Curved in form, with exposed stone walls and a vaulted ceiling, it is both atmospheric and inviting — a space that naturally draws people in.

This is a room for all seasons, equally suited to quiet evenings or entertaining, with doors opening directly onto the garden.





The kitchen/breakfast room is both stylish and practical, offering generous workspace, integrated appliances and a natural connection to the dining space beyond. The dining area, with its vaulted ceiling and rooflight, creates an uplifting environment for everyday living — a space that adapts effortlessly from relaxed mornings to larger gatherings.

A separate snug provides a quieter retreat, rich in character and perfect for unwinding away from the main living spaces.





The accommodation is both generous and adaptable, offering five bedrooms arranged across the home to suit a variety of lifestyles.

The principal bedroom is a particularly special space — light-filled, characterful and elevated in feel, with exposed beams and a calm, private atmosphere.

The additional bedrooms provide flexibility for family life, guests or home working, allowing the house to evolve as needs change.







The bathrooms are thoughtfully arranged to balance everyday practicality with a sense of comfort and space. The principal ensuite is well-proportioned and naturally in keeping with the character of the home, offering a calm and private setting — ideal for both busy mornings and more relaxed routines at the end of the day.

The family bathroom serves the remaining bedrooms and is equally generous, designed to accommodate both family life and guests with ease. A separate ground floor shower room adds further flexibility, particularly suited to visiting guests or multi-generational living — allowing the layout to adapt effortlessly to changing needs.

Outside



The cottage-style gardens wrap around the property, offering a wonderful sense of privacy and tranquillity.

With a south-westerly orientation, the outdoor space enjoys long afternoons of sunlight — ideal for dining, entertaining or simply relaxing.

Established planting, shaped lawns and patio areas create a setting that feels both natural and considered, while the covered porch to the front provides an additional sheltered space to enjoy throughout the seasons.

This is a rare opportunity to acquire a home of genuine distinction. Architecturally striking, rich in history and offering exceptional space and flexibility, The Threshing Barn stands apart from the ordinary. It is a home to be experienced — not simply described.



Key Facts for Buyers

TENURE - Freehold. with vacant possession.

Please note there is a management charge for the common parts within Pitt Farm which is currently charged at £50 per month.

COUNCIL TAX BAND - G

EPC - D

SERVICES

The property has mains electric, gas and water. There is a shared private water treatment plant serving the whole of Pitt Farm. The property has gas fired central heating.

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

KEY FACTS FOR BUYERS - CLICK HERE

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at the Teign Valley Office - 01626 852666

Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.



Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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TRANSACTION READY



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

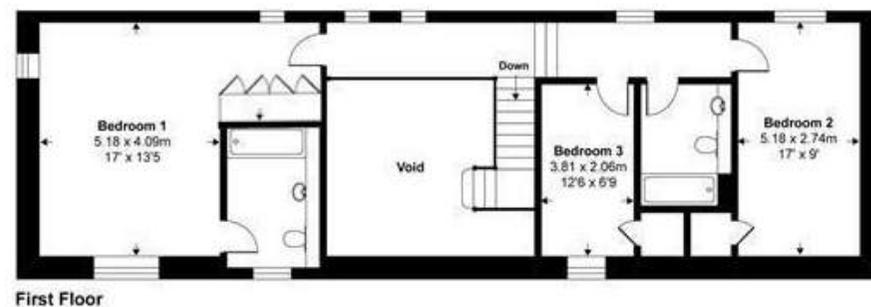
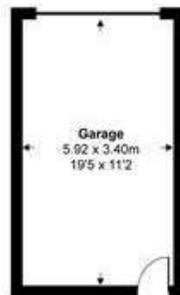
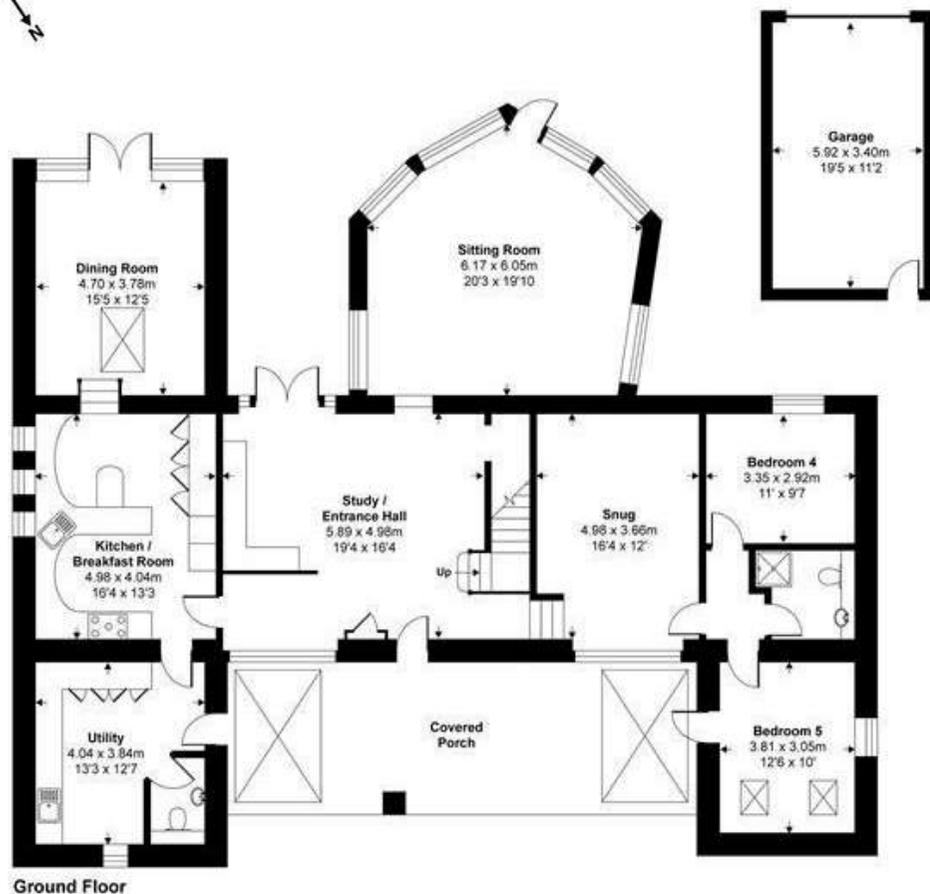
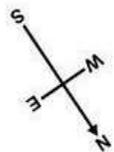
The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack



Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate.

ABOUT THE AREA



Pitt Farm sits perfectly between Chudleigh and Chudleigh Knighton — offering a lifestyle that blends accessibility with countryside living.

Chudleigh Knighton, just moments away, is a well-connected and increasingly sought-after village. It offers everyday amenities, a strong sense of community and immediate access to the A38 — placing Exeter, Plymouth and the wider South Devon coastline within easy reach.

For those balancing work and lifestyle, it is exceptionally well positioned.

Beyond the village, the landscape opens quickly into Dartmoor National Park, where miles of open moorland, walking routes and natural beauty provide an ever-changing backdrop to daily life.

The nearby coast at Teignmouth and Dawlish, along with the Teign Estuary, adds yet another dimension — making this a location that offers variety, balance and year-round appeal.





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CHUDLEIGH KNIGHTON • DEVON



SCAN ME
TO BOOK
A
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