



Oakwood, Chudleigh, Devon

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# Oakwood, Pitt Farm, Chudleigh, Newton Abbot, Devon TQ13 0EL

A beautifully presented barn conversion in a picturesque village setting with far reaching countryside views.

Chudleigh town centre 1.5 miles, Bovey Tracey 2.5 miles, Newton Abbot 4.9 miles, Newton Abbot mainline station 5.2 miles, M5 (Jct 31) 8.8 miles, Exeter 12.5 miles

Sitting room | Open-plan living area and kitchen/breakfast room | Utility | Cloakroom  
Principal bedroom with dressing room & en suite bathroom | Three further bedrooms, all en suite | Study | Wine cellar | Store  
Garage | Garden | EPC rating D

## The property

Oakwood is a superb, converted farm building that features attractive stone elevations, exposed oak timber beams and engineered oak flooring, alongside elegant, understated accommodation with modern, high-quality fittings and plenty of natural light. The property has been configured in an upside-down layout with the main living and entertaining space on the upper floor to take advantage of the views across the beautiful surrounding countryside. There is a 30ft sitting room with a triple aspect allowing for a wealth of natural light and a contemporary floating woodburning stove. The upper floor also has a spacious open-plan family/dining area and kitchen/breakfast room with an impressive, vaulted ceiling and skylights overhead. The kitchen itself has plenty of storage space with shaker-style fitted units to base and wall level, sleek black granite worktops and modern integrated appliances including a range cooker. The principal bedroom suite is also located on this floor with a dressing room with fitted storage and a luxury en suite bathroom with a roll top bath and a separate shower unit. The upper floor accommodation is completed by a useful study which could be used

as a further bedroom if required. The lower ground floor has a further three en suite double bedrooms with built in storage. Also on the lower ground floor is a fitted utility room for further appliances and home storage, as well as a feature wine cellar and a spacious storeroom that provides a variety of uses.

## Outside

A driveway leads from the road to the property where there is a gravel parking area at the front and access to the integrated garage for further parking and home storage. The garage has electric doors which are remotely operated as well as a dedicated supply for charging an electric car. The garage also houses a large log store. The garden measures approximately 0.8 acres and includes a large area of elevated paved terracing providing ideal space for al fresco dining and for admiring the views. There is also a chicken coop, raised beds for growing vegetables, border beds with various shrubs and flowering perennials and steps that lead down to a peaceful wooded area.

## Location

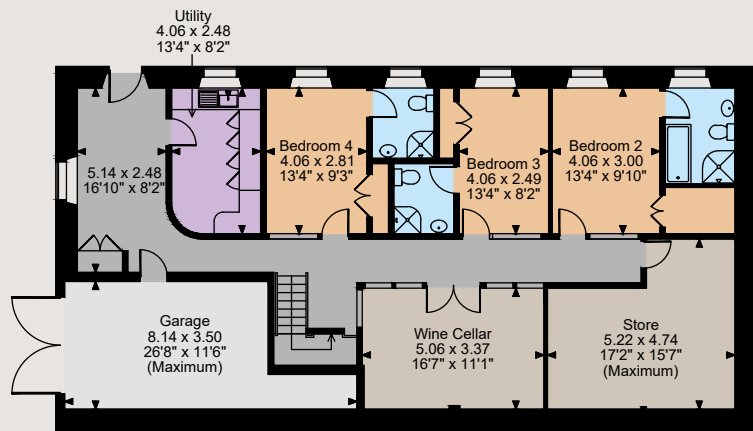
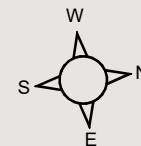
Oakwood is located in the highly sought-after Teign Valley between the small towns of Chudleigh and Bovey Tracey and within easy reach of the bustling Devon town of Newton Abbot. The nearby village of Chudleigh Knighton has a parish church, a village hall, a pub and a primary school, while everyday amenities can be found in both Chudleigh and Bovey Tracey. Newton Abbot offers a choice of high street shops, supermarkets and a range of restaurants, cafés and pubs. There are plenty of good schools in the area, including the independent Stover School in Newton Abbot. The area is well connected by road, with the A38 providing excellent access to Exeter in the north and Torquay and Plymouth to the south. Newton Abbot mainline station provides services to Exeter St. David's, and direct to London Paddington (approximately three hours). The immediate area offers endless opportunities for outdoor pursuits, including in the Teign Valley where there are miles of footpaths and bridleways to explore. Haldon Forest and Dartmoor National Park are also just a few miles away, offering more excellent walking, cycling and riding opportunities.



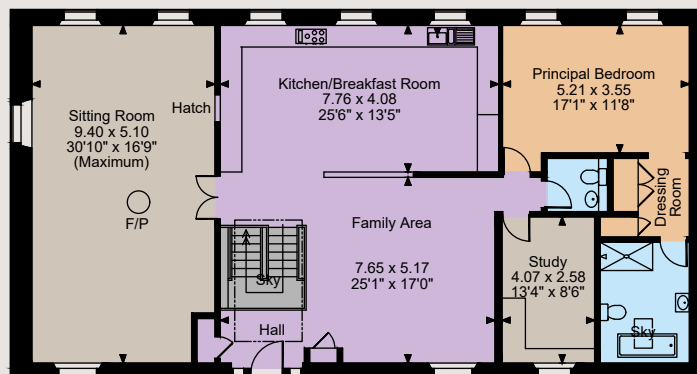




Floorplans  
House internal area 3,326 sq ft (309 sq m)  
Garage internal area 243 sq ft (23 sq m)  
For identification purposes only.



**Lower Ground Floor**



**Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

From Exeter, take the A38 south and take the exit for the B3344. Turn right onto the B3344 and continue for 0.6 miles before turning right to remain on the B3344. Take the first entrance on the right, and you will arrive at the property after approximately 150 yards. What3Words///cobble.streaking.indicates brings you to the property's driveway.

## General

**Local Authority:** Teignbridge Council

**Services:** Mains electricity, gas and water. Private drainage which we understand is compliant with current regulations.

**Council Tax:** Band E

**Right of Way:** There is a right of way over the upper level of the driveway for disabled access and deliveries. **Tenure:** Freehold

**Guide Price:** £780,000

## Exeter

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