

STAGS

Pitt Farm







Pitt Farm, Tedburn Road

Whitestone, Exeter, Devon, EX4 2HF

Exeter 3.4 miles, A30 2.1 miles

Substantial Grade II listed farmhouse set in an idyllic rural position with formal gardens, paddocks, sand school and land extending to approx. 12.3 acres.

- Motivated Seller - No Onward Chain
- Close to Exeter for schooling
- Outbuilding/Stables
- Grade II Listed
- Council tax band: G
- Substantial 6 bedroom family home
- Excellent transport links
- Gardens & grounds amounting to 12.3 acres
- Freehold
- EPC: F

Guide Price £1,175,000

Stags Exeter

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

01392 255202 | exeter@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

Occupying a peaceful position within an Area of Outstanding Natural Beauty, the property offers an ideal blend of rural seclusion and convenience. Just a short distance from the desirable villages of Whitestone and Tedburn St. Mary, it enjoys quick and easy access to local amenities and a welcoming community atmosphere.

The cathedral and university city of Exeter lies approximately 3.4 miles to the east, offering a comprehensive range of shops, restaurants, cultural venues, and educational facilities.

Excellent transport links include the nearby A30 at Fingle Glen (just over 2 miles), providing easy access west towards Cornwall and east to the M5 motorway.

For rail commuters, Exeter St David's mainline station is approximately 4.3 miles away, with regular high-speed services to London and other major cities.

DESCRIPTION

A handsome Grade II Listed 5-6 bedroom family home providing a wealth of original character, including sash windows and original fireplaces, alongside a more modern kitchen/breakfast room with understated and beautifully appointed décor throughout. Set within a rural but accessible location the property benefits from a detached outbuilidng with stabling, beautifully maintained gardens with a feature pond, sandschool and paddocks and woodland amounting to 12.3 acres.

ACCOMMODATION

From the gravel driveway, a south-facing open fronted porch leads into a welcoming reception hall featuring Welsh slate flooring and leads to a characterful sitting room with sash window and an inglenook fireplace and woodburner. The spacious family/games room enjoys a dual aspect and an open fireplace, while the ground floor WC is fitted with a contemporary two-piece suite.

The heart of the home is the impressive kitchen/breakfast room with bespoke Ashgrove units, granite worktops, a central island with hob and prep sink, and quality integrated appliances. French doors open to the gardens, creating a superb indoor-outdoor flow. A charming study/old kitchen provides additional flexible space, and a generous utility/laundry room is fitted with matching units and houses the boiler. A large dining room with exposed beams and dual aspect windows has stairs rising to a spacious first-floor snug ideal for entertaining. A well-appointed home office is fitted with bespoke cabinetry and enjoys pleasant garden views.

Stairs from the entrance hallway rise to a spacious landing off which is a generous principal bedroom suite with garden views, a dressing area, and a stylish en suite featuring a freestanding roll-top bath. There are two further double bedrooms and a well-fitted family shower room.

A further set of stairs rise to the top floor providing three additional bedrooms, all with exposed beams, garden views, and excellent natural light—ideal as guest rooms, further offices, or children's rooms.













GARDENS AND GROUNDS

The property sits in a truly idyllic setting, approached via a gated entrance and tree-lined drive that crosses a splash stream and leads to the house and rear courtyard. The grounds extend to just over 12 acres, comprising formal gardens, a sand school, and gently undulating pasture—ideal for equestrian or amenity use.

The formal gardens feature well-stocked beds, specimen trees including maple, eucalyptus, and weeping willow, and a striking feature pond with island, bridge, and landing stage. The house is encircled by sweeping lawns, mature trees, and established planting, offering year-round colour and privacy.

Three well-fenced pasture fields lie to the north and east, including a buttercup meadow and a field with separate road access.

STABLE BLOCK/OUTBUILDING

On the far side of the rear courtyard is a substantial stone and cob barn with two stable boxes, a mezzanine and vehicular access. These buildings offer purchasers a great opportunity for conversion into an annexe or holiday letting unit, subject to securing the necessary planning consents.

SERVICES

Mains electricity and water. Oil-fired central heating and electric radiators

Private drainage system. Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

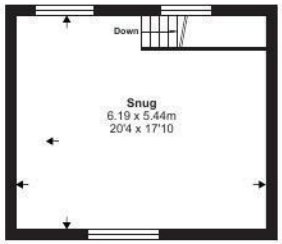
BT broadband available at the property

DIRECTIONS

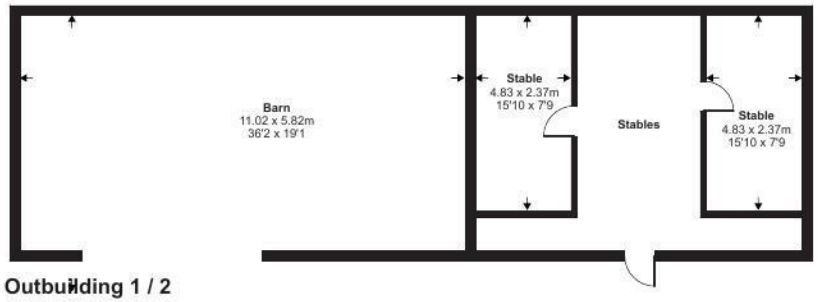
From Exeter proceed on the B3212 (Dunsford Road). After 1 mile turn right onto the Tedburn Road. After 2 miles the proeprty will be on your right.

What3words - equal.vowed.provide

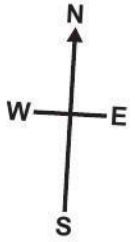
Approximate Area = 3999 sq ft / 371.5 sq m
Outbuildings = 1214 sq ft / 112.7 sq m
Total = 5213 sq ft / 484.2 sq m
For identification only - Not to scale

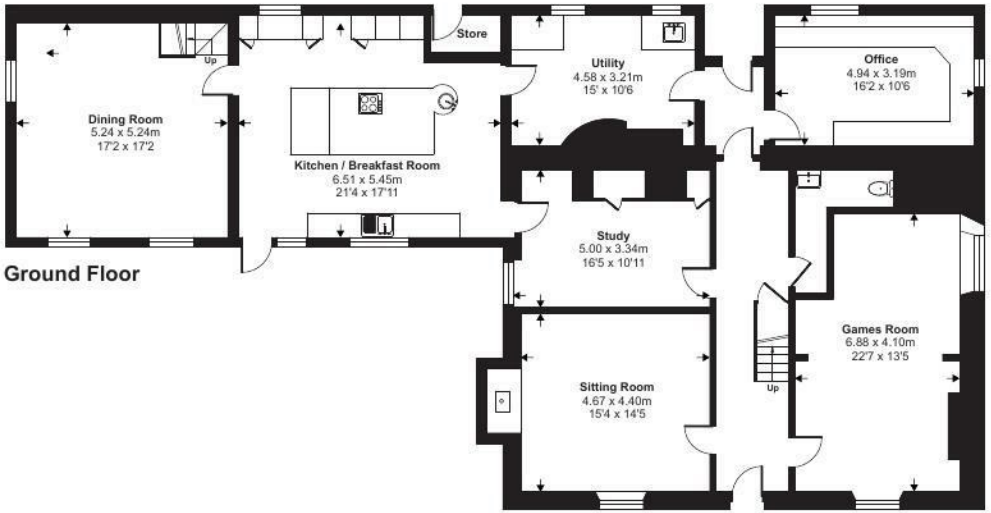


First Floor 2

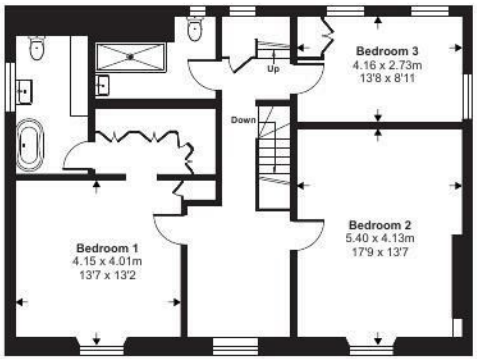


Outbuilding 1 / 2

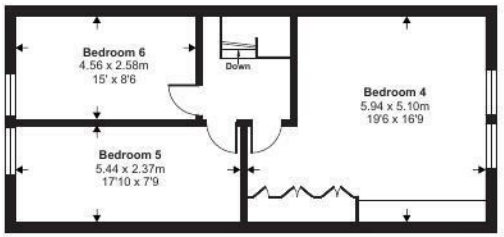




Ground Floor

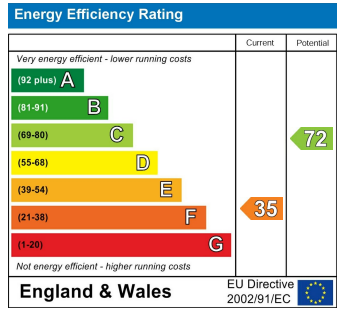


First Floor 1



Second Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1297457



STAGS

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. Purchasers 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.










STAGS