



A detached property offering flexible accommodation located in Lustleigh with a detached garage, ample parking, beautifully presented surrounding gardens and fabulous far reaching countryside views.

Lower Knowle Road | Lustleigh | TQ13 9TR





PROPERTY TYPE

Detached Bungalow



SIZE

1,343 sq ft



LOCATION

Village



AGE

1960s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Oil Fired #entral Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

42 E



COUNCIL TAX BAND

G



in a nutshell...

- Kitchen Diner
- Stunning Sitting Room
- Bedroom with Ensuite
- Two further Double Bedrooms
- Refurbished Shower Room
- Garage and Parking
- Oil Fired Central Heating
- Delightful surrounding Gardens
- Stunning far reaching Views





the details...

Steps lead up to the storm porch at the side of the property where access is gained into the spacious and well presented accommodation which benefits from oil fired central heating and double glazing. Enter into a lobby where the boiler is housed with shelving above. Stairs lead down to the large double light and airy dual aspect bedroom, with a glazed door leading out onto the front terrace. The ensuite benefits from a small bath, wc and wash hand basin.

Back to the lobby a door leads into a spacious, galley style kitchen/dining room with two picture windows to the front offering fantastic far reaching views. There is a shelved larder, a range of light oak fronted base and wall units with under unit lighting and ample worktops over incorporating a one and half bowl sink with mixer tap over. Integral appliances include a double oven with ceramic hob and extractor above, dishwasher, under counter fridge and freezer and plumbing and space for washing machine. The oil fired Raburn is an added benefit for those cold wintery days and also services the hot water. The breakfast area has plenty of space to site a table with 4-6 seating. An inner hallway has a door to an entrance porch, ideal for coats and boots etc with a door leading out onto the front terrace. The living room is a superb, generously proportioned room, filled with natural light from triple aspect windows and sliding patio doors leading out to the terrace, from where stunning far reaching countryside views can be enjoyed. A stone fireplace with a wooden mantel shelf and slate hearth houses the wood burning stove, another superb feature of the room and a delightful focal point when lit during those wintery nights.

Wide stairs lead up from the inner hallway to the two large double bedrooms, both fitted with wardrobes offering an abundance of hanging and storage space, one having an alcove where it may be possible to create a small ensuite shower room. The family shower room has been refurbished to provide a large walk-in shower cubicle, wash hand basin and w.c. The airing cupboard houses the water tank with an immersion heater and slatted shelving and two further storage cupboards.

Outside a tarmacked driveway sweeps through the gardens, providing ample parking in front of the single garage fitted with power and light. The fabulous gardens surround the property, beautifully landscaped and maintained where you can meander over neat lawns, border and interspersed with ornamental and fruit trees and a profusion of mature trees, shrubs and flower beds. At the front of the property is a sheltered paved terrace beside a basement garden store, making a superb area for alfresco dining and entertaining family and friends. This really a delightful home from which to enjoy peace and tranquillity.





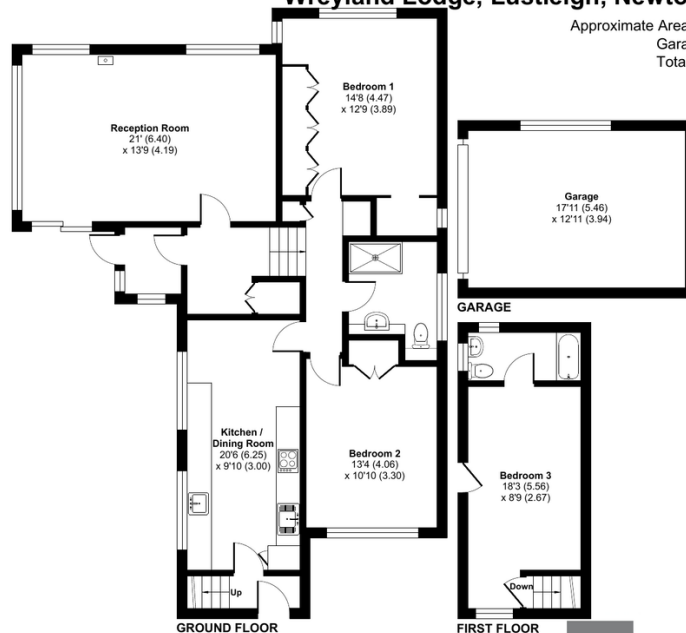
Wreyland Lodge, Lustleigh, Newton Abbot, TQ13

Approximate Area = 1343 sq ft / 124.7 sq m

Garage = 234 sq ft / 21.7 sq m

Total = 1577 sq ft / 146.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Ashlions Complete (Complete Property). REF: 1138523



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the location...

Nestled in the Wray Valley on Dartmoor, Lustleigh is a quiet, quintessentially English village. The church and corner shop make for an attractive centre with The Cleave pub a popular destination for walkers enjoying the many local bridleways.

Shopping

Village shop: 0.6 mile

Town: Bovey Tracey 3.6 miles

Relaxing

Beach: Teignmouth 14.5 miles

Hay Tor, Dartmoor: 6 miles

Stover Golf Club: 7 miles

Bovey Castle Hotel Spa: 6.7 miles

Travel

Bus Stop: Caseley 0.3 mile

Train Station: Newton Abbot 10 miles

Airport: Exeter 23.7 miles

Schools

Bovey Tracey Primary School: 3.8 miles

Moretonhampstead Primary School: 4.6 miles

South Dartmoor Community College: 11.3 miles

Stover: 7 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9TR

how to get there...

From our Bovey Tracey Office proceed down Station Road. At the roundabout, take the third exit (signposted Moretonhampstead and Lustleigh) and continue to follow the Moretonhampstead Road (A382). Take the left hand turn onto Knowle Road (signposted Lustleigh and The Cleave) and continue for a short distance, passing the row of cottages on the right. At the end of the cottages take a slight left and continue along Knowle Road which leads onto Lower Knowle Road where you will find the property a little further on the left hand side.





Need a more complete picture? Get in touch with your local branch...

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