



A delightful Victorian character cottage, offering warm and welcoming accommodation set on the edge of the highly sought-after village of Lustleigh. This cosy home has previously undergone much refurbishment to provide a character home, with oak flooring, feature fires and beams.

Rose Cottage | Lustleigh | TQ13 9TW





PROPERTY TYPE

Semi-Detached Cottage



SIZE

1,116 sq ft



LOCATION

Lustleigh



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Courtyard



EPC RATING

27 F



COUNCIL TAX BAND

C



in a nutshell...

- Elegant, bespoke Kitchen
- Two generous double Bedrooms
- Utility
- Downstairs Cloakroom
- Feature Fireplaces
- Cosy Sitting Room with Bay Window
- Patio Garden with Decked Terrace
- Previously refurbished throughout
- NO ONWARD CHAIN





the details...

A solid-oak door leads into the entrance hall with oak flooring, staircase leading to the first floor, a comfortable sitting room with a sizeable bay window to the front, allowing natural light to fill the room. The feature fireplace with slate hearth, housing an electric stove is a lovely feature, perfect for the dark winter evenings.

The fabulous kitchen has plenty of natural light, oak flooring and a recent, elegant bespoke kitchen which is fitted with a range of sage green base and wall units with solid oak worktops incorporating a sink with mixer tap above. A Kenwood range cooker with a double oven and ceramic hob over is positioned in the previous chimney breast with LED lights above and wooden storage cupboards located on either side. Integral appliances include fridge and dishwasher. The kitchen offers ample space for a dining table and seating for four to six places, perfect for a dinner party or family celebrations. Located off the kitchen, the utility area housing the LPG combi boiler. Beneath the solid oak worktops there are spaces for an under-counter freezer and washing machine. A door leads to the rear patio garden with decked terrace and to the downstairs cloakroom comprising a WC, vanity unit with hand basin and heated towel-rail.

On the first floor there is a beautiful spacious landing, space that could be utilized as an office area for those who work from home. There are two spacious, double bedrooms with views across open fields to both the front and rear of the cottage. In the larger of the two, a pretty feature fireplace can be found, creating a real focal point. The family bathroom comprises a paneled bath with tiled surrounds and shower over, complete with fixed head rainfall shower and handset attachment, a toilet and basin set into a vanity unit and heated towel rail.

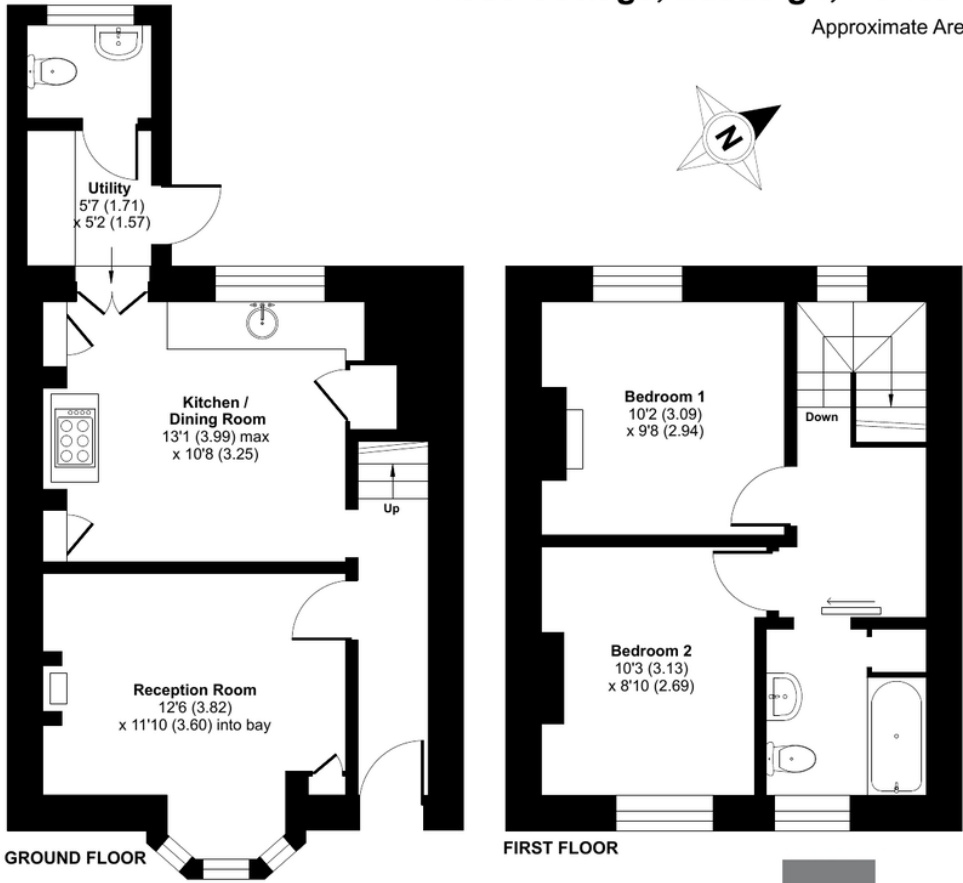
Outside to the front of the property iron rails border the front garden, with raised flower beds. To the rear a low-maintenance garden with raised decking and a further area laid to gravel. An idyllic area to sit outside and enjoy a barbecue, catching the evening sun, it enjoys many hours of summer sunshine.



Rose Cottage, Lustleigh, Newton Abbot, TQ13

Approximate Area = 721 sq ft / 66.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1237288



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the location...

The village of Lustleigh is a favoured area for ease of access to the beautiful surrounding countryside and the busy moorland towns of Bovey Tracey and Moretonhampstead with their excellent range of amenities. Amenities within Lustleigh include a popular Public House, Dairy/General Store, Tea Rooms and Parish Church in the centre of the village. For those wishing to commute to the A38 dual carriageway linking Exeter and Plymouth is approximately five miles from the property.

Shopping

Village shop: The Dairy 0.4 miles

Town centre: Bovey Tracey 4.3 miles/Moretonhampstead 4.2 miles.

Supermarket: Bovey Tracey 4.3 miles/Moretonhampstead 4.2 miles.

Exeter: 20 miles

Relaxing

Beach: Teignmouth 14.6 miles

Park/walks: 30 meters

Golf: Bovey Tracey 3 miles

Cycle path: 0.1 miles

Travel

Bus stop: On Casely 0.2 miles

Train station: Newton Abbot 9.8 miles

Main travel link: A38 5 miles

Airport: Exeter 23.6 miles

Schools

Moretonhampstead Primary School: 4.5 miles

Bovey Tracey Primary School: 3.8 miles

South Dartmoor Community College: 11.3 miles.

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9TP

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, until you reach the row of cottages on the right. The property can be found directly after the row of terraced cottages on the right.





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