



Full of charm and character, this substantial residence set in the heart of this popular Moorside village, offers versatile and spacious accommodation which has been beautifully refurbished with thought and flair to create an exciting family home. A viewing is most highly recommended to appreciate its full merits.

**Bickley | Lustleigh | TQ13 9TA**







PROPERTY TYPE

Detached House



SIZE

2,409 sq ft



LOCATION

Village



AGE

Victorian (1837 - 1901)



BEDROOMS

5



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Oil Central Heating



PARKING

Garage



OUTSIDE SPACE

Large Garden



EPC RATING

31 F



COUNCIL TAX BAND

G



### in a nutshell...

- Dual aspect Sitting Room
- Elegant Dining Room
- Kitchen/Breakfast/Day Room
- Utility Room and Cloakroom
- 5 spacious Double Bedrooms
- Study/Dressing Room
- 2 Shower Rooms
- Stone Barn
- Garage and large Wooden Store
- NO ONWARD CHAIN







## the details...

Walk up the front path and appreciate the beautiful façade of this lovely home. The entrance hall has stairs to the first floor and doors to kitchen/breakfast/day room, dining room and sitting room. The kitchen is filled with natural light from two windows overlooking the garden, one having a window seat below and is fitted with two colour base units with worktops over, incorporating a one and half bowl sink with mixer tap above. Appliances include integral oven, hob, dishwasher and space for a fridge freezer. A large island has been created offering storage and there are two seating areas offering space for informal meals. The dual aspect day area is spacious with plenty of room for a settee and chairs. It benefits from a window to the side and french doors with glazed side panels leading out into the garden. A delightful room on a warm sunny day and a fireplace housing a wood burning stove offers a delightful benefit during the winter months. Doors from the rear hallway give access to the utility/boot room, housing the boiler, abundance of storage and a worktop incorporating a sink unit with space under for a washing machine and tumble dryer. The cloakroom is fitted with a w.c. and hand basin. The dining room, elegant and spacious, is ideal for the more formal family meals or entertaining family and friends. The dual aspect sitting room is a delightful room with a tranquil ambiance and views across the garden, also benefitting from a wood burning stove for those chilly evenings.

On the first floor are four generous double bedrooms and a dual aspect shower room fitted with a large walk in shower, vanity hand basin, a low level w.c. and radiator.

On the second floor, the landing leads to the principal bedroom with two floor to ceiling windows, a study or dressing room and a large shower room with a double walk in shower, low level w.c, wall mounted hand basin and towel rail.

Outside there is ample parking for several vehicles, together with a range of outbuildings including a garage, stone barn and a large wooden storage shed. The grounds, a gardener's paradise, surround this lovely home, which is mainly laid to lawns, interspersed with a variety of ornamental trees. Borders have been created and planted with a profusion of mature shrubs and trees, giving all year-round colour and interest. There are many superb seating areas from which to enjoy the private and tranquil setting and a patio ideal for those bar-be-cues with family and friends. This really is a special family home.

Tenure – Freehold

Council Tax Band – G

Broadband and Mobile Signal - please visit <https://checker.ofcom.org.uk> to check availability.

### SERVICES

The property is connected to mains drainage, water, gas and electric.

Please visit <https://checker.ofcom.org.uk> for Broadband and Mobile



the floorplan...

Bickley, Lustleigh, Newton Abbot, TQ13

Approximate Area = 2409 sq ft / 223.7 sq m

Outbuilding = 803 sq ft / 74.5 sq m

Total = 3212 sq ft / 298.3 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). © richcom 2025. Produced for Ashtons Complete (Complete Property). REF: 1257926

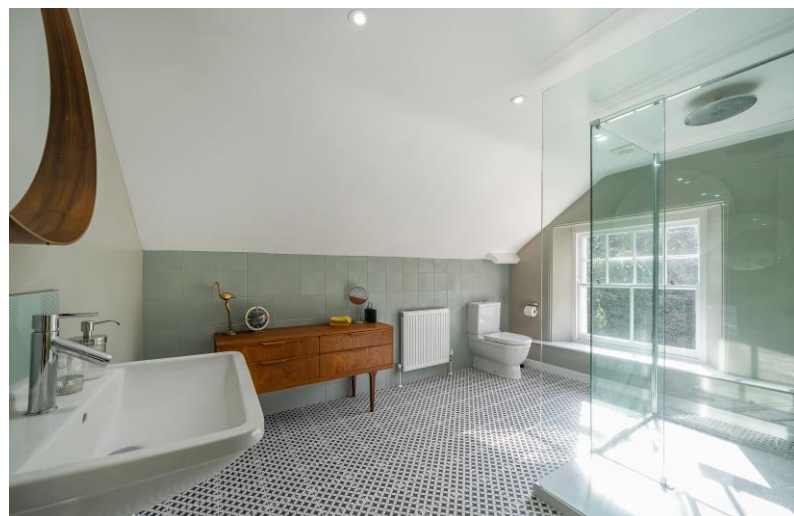


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## the location...

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. The keen walker will find much of interest in the quiet country lanes and network of footpaths in the vicinity.

## Shopping

Village shop: The Dairy approx. 52 ft

Town centre: Bovey Tracey 4 miles

Supermarket: Bovey Tracey Co Op 3.9 miles, Tesco Express 4.1 miles, Lidl: 4 miles

## Relaxing

Beach: Teignmouth 14.2 miles

Pub: The Cleave Inn approx. 361 ft

Bovey Tracey Golf Centre: 3 miles

## Travel

Bus stop: Caseley 0.2 mile

Train station: Newton Abbot 9.9 miles

Main travel link: A38 5.9 miles

Airport: Exeter 21.7 miles

## Schools

Moretonhampstead Primary School: 4.5 miles

Bovey Tracey Primary School: 3.8 miles

South Dartmoor Community College: 11.5 miles

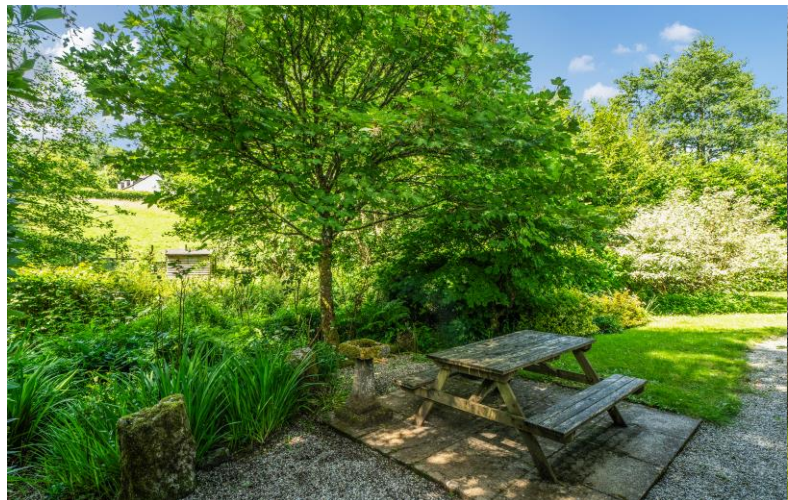
Stover School: 5 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ13 9TA**

## how to get there...

Continue into the village, following the signs to The Cleave Inn. Pass the Inn on the left and continue to the junction opposite the shop. Turn left and the property can be found just past the row of cottages on the right.







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