



Westwinds, Lustleigh - TQ13 9TR

Guide Price £1,000,000 Freehold

A detached chalet bungalow nestled amongst an acre of stunning grounds featuring four double bedrooms, three en-suites, three generous reception rooms and much more. This is a rare opportunity to purchase a gem of a property with much potential.



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ROOM MEASUREMENTS:

Dining Hall: 6.46m x 4.35m (21'2" x 14'3")

Kitchen/Breakfast Room: 6.33m x 4.16m
(20'9" x 13'8")

Utility Room: 4.19m x 2.88m (13'9" x 9'5")

Sitting Room: 8.83m x 6.70m (29'0" x
22'0")

Study: 5.27m x 3.41m (17'4" x 11'2")

Master Bedroom: 5.23m x 5.05m (17'2" x
16'7")

En-Suite 4.15m x 2.31m (13'7" x 7'7")

Bedroom: 5.38m x 3.70m (17'8" x 12'2")

En-Suite: 2.23m x 1.36m (7'4" x 4'6")

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USEFUL INFORMATION:

Heating: Oil fired central heating Boiler

Services: Mains water, drainage, and
electricity.

Local Authority: Teignbridge District
Council

Council Tax Band: F (£3358.10 p.a
2024/25)

EPC Rating: D

Tenure: Freehold

STEP OUTSIDE:

You are greeted by the picturesque surroundings of this property. A five-bar gate opens onto a macadam drive, leading to a spacious parking area for at least 6 cars, ensuring convenience for residents and guests alike. The landscaped gardens are a sight to behold, with French doors opening onto a charming terrace bordered by fragrant lavender and an ornamental pond. The gently sloping grounds feature a variety of lawned areas, terraces, and a rich diversity of trees and shrubs, including rhododendron, camellias, magnolias, and acer. Enjoy the tranquillity of various sheltered spots throughout the gardens, offering a splash of colour across the seasons, while soaking in the breathtaking views of Lustleigh Vale and the captivating Dartmoor countryside. This exceptional outdoor space perfectly complements the charm and character of this remarkable property, creating a true haven for nature lovers and outdoor enthusiasts alike.



LOCATION:

Westwinds enjoys an elevated position on the edge of the conservation village of Lustleigh within the Dartmoor National Park not far from Bovey Tracey and Moretonhampstead where open moorland meets the Devonshire countryside. Picturesque and popular year round Lustleigh consists in the main of period houses and pretty cottages with the Church of St John the Baptist and village green at its centre. The village has a population of around 700 and includes land gifted to the village some years ago known as 'The Orchard' which also has a children's playground and a large granite boulder topped by granite throne used for the annual coronation of the May Queen. From Lustleigh some lovely walks can be enjoyed as can cycle tours over the dismantled railway to Bovey Tracey and to approximately 200 acres of National Trust parkland. The beautiful South Devon coastline is easily accessed as are the major road and rail links with the University and cathedral city of Exeter home to an international airport and access onto the M5 motorway and the A30 and A38 trunk roads.





STEP INSIDE:

Nestled on an expansive acre of land, this delightful 4-bedroom detached chalet bungalow offers a unique blend of space, style, and tranquillity. The property boasts a spacious dining hall, inviting living room, and a well-appointed kitchen/diner, providing ample space for family gatherings and entertaining. A superb room with panoramic views over Lustleigh Vale and surrounding countryside. French doors open onto the terrace and gardens. A range of base and wall units with granite work surfaces. Twin stainless steel sinks. Large central island with cupboards and drawers and beech wood work surface. Slate tiled flooring with under floor heating. Oil fired Aga and Aga electric cooker with 4-ring hob. Plumbing for dishwasher, downlighting, period style cornicing. Half glazed panelled doors to dining hall and utility room.

Featuring three double bedrooms on the ground floor, each with en-suites, and a further bedroom on the first floor, this home offers versatile accommodation with the potential to extend into the boarded loft room (subject to planning permission). Additional amenities include a utility room, utility porch, cloakroom, and a summer house and garden sheds for storage, making every-day living a breeze. This chain-free property is a rare find and is offered with freehold tenure, awaiting the discerning buyer to make it their own.





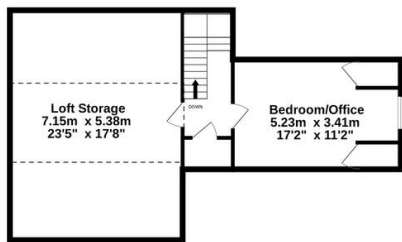
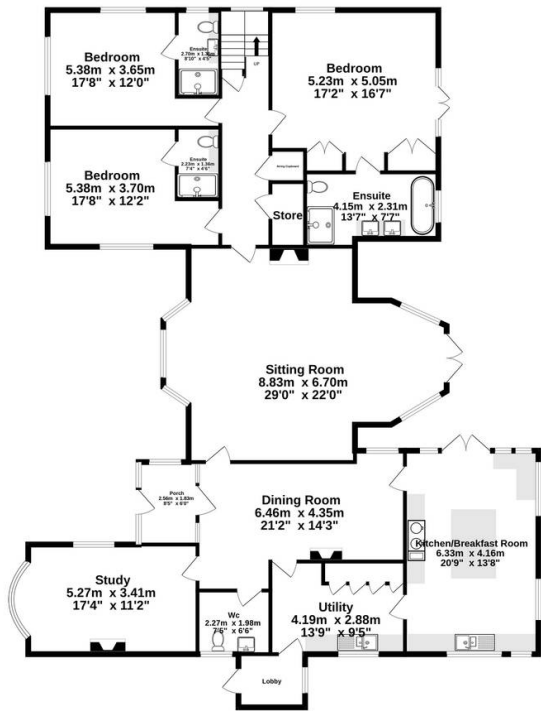
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50 m
Scale 1:2477 (at A4)



Ground Floor
226.3 sq.m. (2436 sq.ft.) approx.

1st Floor
64.0 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA : 290.3 sq.m. (3125 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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