



Lower Woodlands, Pethybridge, Lustleigh - TQ13 9TG

£825,000 Freehold

This Secluded, Detached, Four Bedroom House is Situated on 0.75acre Plot in the Well Sought After Village of Lustleigh. The Mature Gardens Provide a Wonderful Backdrop for an Idyllic Lifestyle.

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USEFUL INFORMATION:

Heating: Electric Night Storage Heaters and Panel Heaters

Services: Mains water, drainage, and electricity.

Local Authority: Teignbridge District Council

Council Tax Band: G (£4061.37 p.a 2025/26)

EPC Rating: E

Tenure: Freehold

What three words location

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SELLERS INSIGHT:

We built this property in 1986 and have cherished every moment here since. Over the years, we've updated it to keep pace with the times, and it has been a joy to live in. The mature gardens surrounding us have provided a peaceful retreat, where we've enjoyed watching the wildlife share the space with us. The wild garden at the rear is a delight, teeming with birds, bees, and butterflies. Though we are tucked away in seclusion, we are only a short distance from the village, allowing us to interact with the locals whenever we wish. We will miss this wonderful home, but it is time for us to downsize and let someone else create their own memories in this beloved family home.



STEP OUTSIDE:

The property spans approximately three-quarters of an acre, offering a sense of privacy and seclusion. A long gravelled driveway leads to a parking area and turning circle and in turn up to the double garage. This has 2 up and over doors plus a pedestrian door to one side, eaves storage and power/light connected. The grounds are beautifully landscaped with a diverse array of shrubs, plants, and flowers that add vibrant colours and textures throughout the seasons. The bank at the rear has been left to grow wild flowers and encourage insects and birds to enjoy a natural habitat. A raised patio terrace to the front, accessible via sweeping steps, provides an elegant space for outdoor relaxation and entertainment plus far reaching countryside views. Adding to the charm, a delightful stream meanders through the grounds, culminating in a picturesque waterfall that enhances the serene ambiance.



LOCATION:

Lower Woodlands enjoys a secluded 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:

Privately enclosed by mature green boundaries, the property is accessed through twin gates leading to its own driveway, which gracefully sweeps through established gardens up to the house. Inside, the home, built by the current owner in 1986, is spacious and has undergone a series of updates in recent years. The ground floor features an impressive reception hallway with a cloakroom/W.C. and a recessed storage cupboard. The magnificent main reception room is double aspect, boasting a wood-burning stove set into a grand surround and extending over 11 meters in length. The kitchen is equipped with several appliances and offers ample space for a small dining table and chairs. An adjacent lobby provides access to the terrace overlooking the gardens, a separate utility room, and a cozy snug/study.

On the first floor, there are four double bedrooms, each with modern fitted wardrobes. The master bedroom includes an en suite bathroom and the family bathroom has been refitted with a feature bathtub, WC and basin. The top floor, set within the roof, is currently arranged as a self-contained studio suite with an L-shaped living/kitchen area, a double bedroom, and a bathroom. This area can also be reconfigured to provide two additional double bedrooms if required.



Garage
46.7 sq.m. (503 sq.ft.) approx.



Ground Floor
87.3 sq.m. (938 sq.ft.) approx.



1st Floor
93.3 sq.m. (1005 sq.ft.) approx.



2nd Floor
63.9 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA : 296.1 sq.m. (3187 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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