



Moreville, Lutton, Ivybridge, PL21 9SH

 **Luscombe Maye**
Since 1873



Guide Price £270,000 - £280,000

DESCRIPTION

This charming two bedroom character cottage perfectly combines the feel of timeless charm and countryside living. Situated in a sought after location, this home is close to amenities with easy access to nearby an abundance of scenic walks. This peaceful cottage exudes cosiness and character from the moment you step inside.

SITUATION

Lutton is a hamlet situated in the South Hams foothills below Dartmoor National Park, ideally placed to enjoy an outdoor lifestyle with local footpaths into the countryside and out to the open moor and just 10 miles from the coast at Mothecombe. Nearby Cornwood boasts a Post Office, shop, church and primary school, 2 local pubs, (the Mountain Inn in Lutton and the community-run Cornwood Inn in nearby Cornwood), along with community groups including cricket, WI, camera club and pre-school. The village of Lee Mill boasts large 24 hr Tesco Extra and access to the A38 South Devon Expressway to Plymouth, Exeter and beyond.



The nearest town, Ivybridge, is just under four miles away and has a 'Good' rated secondary school, independent shops, bank, The Watermark theatre and library, pubs, train station, swimming pool and leisure centre. The city centre of Plymouth is approximately 11 miles with banks, department stores, cinemas, continental ferry port and restaurants. Plymouth sound provides excellent opportunities for water-sports.

ACCOMODATION

This lovely characterful cottage is situated in a highly sought-after location and provides ample space for comfortable living. The property offers two sizeable bedrooms, with ample space for storage.

The living room provides an excellent space for relaxation, and features a stone fireplace and electric effect log burner. When paired with the welcoming dining room which leads to the light kitchen, the downstairs creates inviting spaces for both and cosy living and entertaining.

Outside, the enclosed rear garden features a sizeable lawn, and seating area perfect for al-fresco dining. This tranquil garden overlooks a beautiful field, with views rolling on to further countryside. This versatile outdoor space provides the perfect venue for out-door hosting or entertaining.

This cottage is a perfect blend of character and countryside living, making it an ideal choice for anyone seeking a tranquil and cosy living space. Situated in a peaceful location, this charming property is a must see for anyone looking in the area!



SERVICES

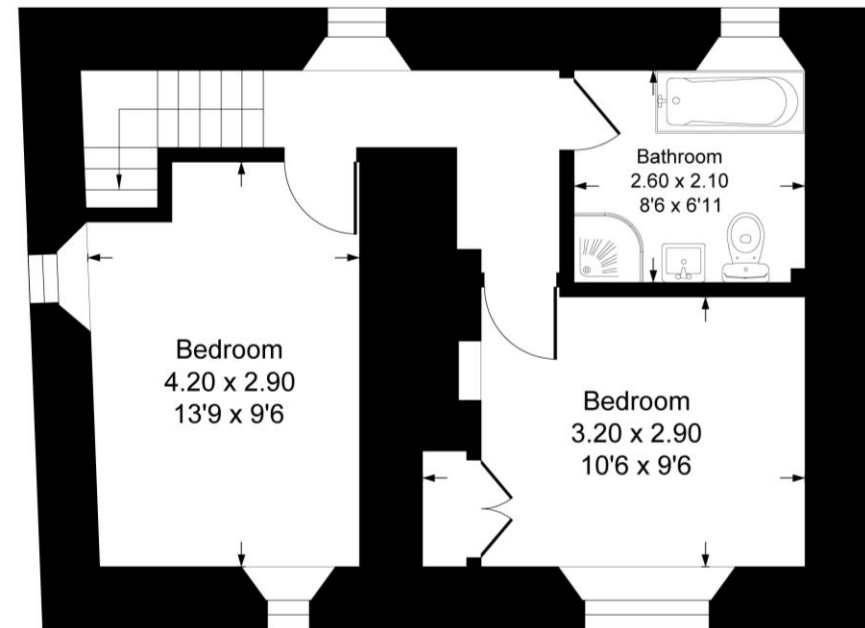
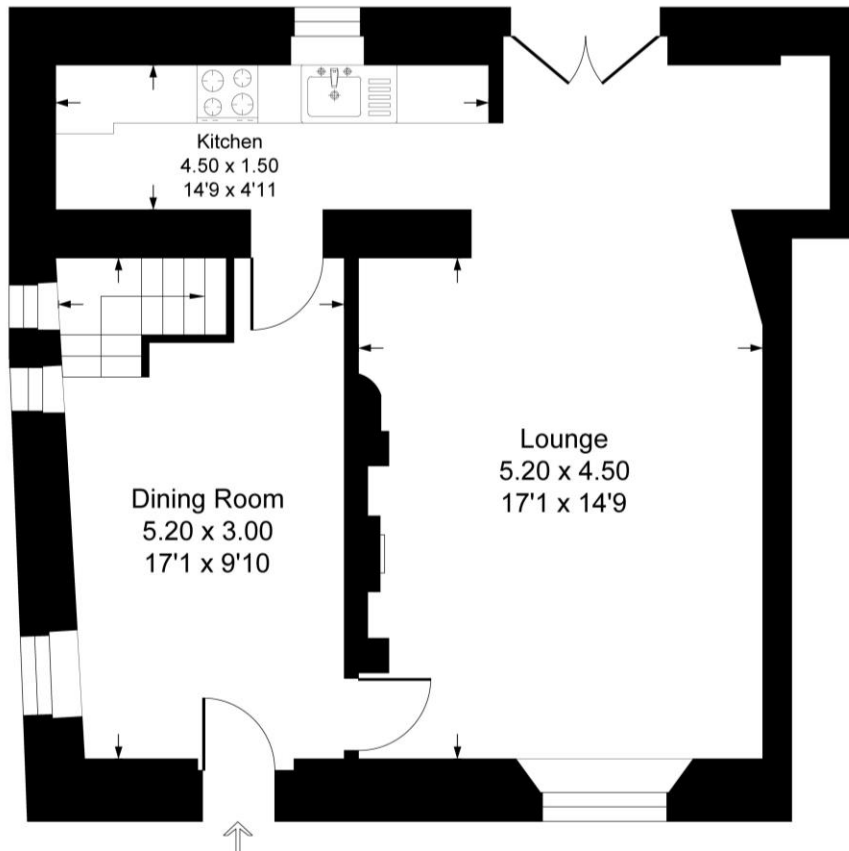
Mains electricity and water are connected to the property.

TENURE

Freehold



Approximate Gross Internal Floor Area = 95.3 sq m / 1026 sq ft



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