



**Connells**

2 Myrtle Cottages  
Lutton IVYBRIDGE



# 2 Myrtle Cottages Lutton IVYBRIDGE PL21 9SB

for sale offers over  
**£210,000**



## Property Description

Nestled in the heart of the picturesque hamlet of Lutton, just outside Ivybridge, this delightful 1-bedroom cottage blends period charm with tasteful modern finishes, creating a unique and inviting home ideal for first-time buyers, downsizers or as a holiday retreat.

Full of character features, the property boasts exposed beams, original stonework, and a cosy wood-burning stove - all beautifully complemented by a stylish, modern kitchen and contemporary bathroom.

Step outside and you'll find a private courtyard-perfect for morning coffee or evening relaxation-and beyond that, a large, mature rear garden, offering plenty of space to unwind, entertain, or grow your own.

Adding further appeal are two stone outbuildings, brimming with conversion potential (STPP) - ideal for a home office, studio, or even guest accommodation.

Located within easy reach of the A38 and Dartmoor National Park, this characterful home offers the peace of village life with convenient access to local amenities, countryside walks, and commuter routes.

This unique cottage is a rare find-contact us today to arrange a viewing and discover all it has to offer.

## Lounge

7' 5" max x 12' 5" max ( 2.26m max x 3.78m max )

Morse log burner, Double glazed window to front and side, Window seat to front,

## Kitchen

5' 8" max x 12' 6" max ( 1.73m max x 3.81m max )

Pressurised system (Ariston 10L). Double glazed window to rear, Base mounted units, Wall mounted shelving space, Integrated units under stairs and to front, Space for cooker and washing machine, Stainless steel tap with Belfast sink.

## Bedroom 1

13' 8" max x 11' 6" max ( 4.17m max x 3.51m max )

Original beams, Double glazed window to front and side.

## Bathroom

Corner shower unit, low level WC, Wash hand basin, Obscured double glazed window to rear, Integrated storage units.

## Outbuilding

7' 7" max x 5' 8" max ( 2.31m max x 1.73m max )

Work bench to front and side, Window to front.

Open wood store separate.

End of barn storage area.

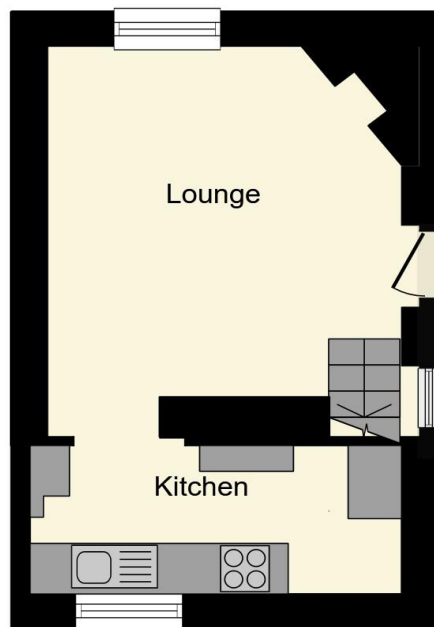
Outbuilding with plumbing.

## Outside Space

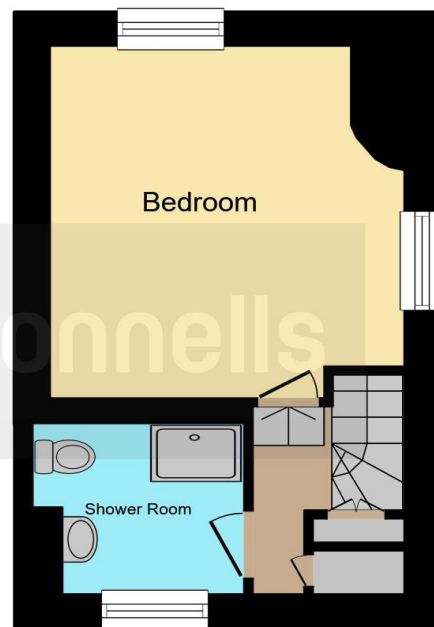
Slate stone courtyard (wraps around side and rear), Access to rear garden by slat slabbed path, With potted plants/flowers, shrubbery and privacy. Also providing access to both outbuildings.



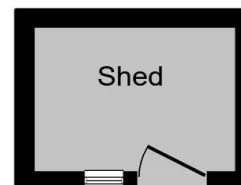




**Ground Floor**



**First Floor**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

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EPC Rating: F Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/IVY306968](http://connells.co.uk/Property/IVY306968)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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