

THE OLD READING ROOM

LUTTON





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

The Old Reading Room | Lutton | Ivybridge |
Devon | PL21 9SH

Mileages

3.8 miles to Ivybridge

11 miles to Plymouth City centre

(All mileages are approximate)

Accommodation

Ground Floor

Entrance Porch, Guest WC, Open Plan Kitchen, Dining, Snug Area, Utility Room, Bedroom 2/Guest Suite with dressing room and Ensuite, Sitting Room, Impressive Entrance Hall, Internal Garage with Workshop.

First Floor

Landing, Principal Bedroom with Dressing Room and En-suite, Family Bathroom, Two Further Double Bedrooms

Outside

Garden, Large Parking Area and Private Decked Area with Stunning Countryside Views

Newton Ferrers

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Marchand Petit, The Green, Parsonage Road, Newton Ferrers,
Devon , PL8 1AT

The Old Reading Room

“The property is perfectly positioned to offer direct access to stunning countryside walks right from your doorstep”

A beautifully presented, detached period property, originally a former reading room, now transformed into a truly exceptional family home, nestled in a charming moorland village with breathtaking views across the moor. The property is perfectly positioned to offer direct access to stunning countryside walks right from your doorstep, ideal for those who appreciate the beauty of nature and outdoor living.

The heart of the home is an exceptionally stylish, light-filled, open plan kitchen with dining area and snug, featuring vaulted ceilings and French doors open onto the decking area, seamlessly bringing the stunning moorland views into the space and a contemporary wood burner serves as a beautiful focal point in the snug area of this family room. This high-end feature adds warmth and character, creating an inviting atmosphere while perfectly complementing the room's modern design. The space blends practicality and sophistication, providing the perfect setting for both family living and entertaining. The impressive guest suite, accessed through a beautiful period archway, complete with a generous dressing room, luxurious ensuite, and panoramic views over the moor is well suited also for multigenerational living, offering a ground-floor bedroom and seamless access to the main living areas if a future purchaser wished to create a self-contained annex. The generous sitting room, complete with a wood burner, creates a cosy retreat, opening into a welcoming hallway, this versatile space lends itself perfectly as a music area, reading nook, or a productive home office area.

The property benefits from an integral double garage with workshop, further enhancing the convenience of everyday living as well as presenting the potential for multi-generational living if this space was converted to a second kitchen for the home (subject to the necessary consents).

To the first floor, three impeccably presented double bedrooms, including a principal suite featuring a walk-in dressing room and en suite bathroom and a beautifully designed family bathroom complete this level of the home.

Externally, ample driveway parking is complemented by a large, well-maintained lawn. A delightful decking area extends from the house with fabulous moorland views, offering an idyllic space to unwind while enjoying uninterrupted views of the open countryside. This beautifully appointed home offers an inviting blend of spacious living and thoughtful design, ideal for both relaxed family living and entertaining. An exceptional property with a rich history and an impeccable sense of style.





Key Features:

- Uninterrupted countryside views
- Large private decked area with moorland views
- Lawned garden
- Double garage with workshop
- 4 Bedrooms (2 with en suites and dressing rooms)
- Impressive open-plan kitchen, dining, snug area
- Enclosed well kept garden
- Light filled spacious accommodation
- Impressive period home renovated to an exceptionally high standard
- Underfloor heating in the kitchen/dining/snug and in all the bathrooms.

“Featuring stunning architecture and thoughtful design throughout.”





Property Details

Services:	Oil fired central heating, mains water , mains electricity and mains drainage.
EPC Rating:	D
Council Tax:	D
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Fixtures & Fittings
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions
Take the Lee Mill exit from the A38, then follow the signs for Cornwood. Continue for 2.5 miles passing under the railway bridge and as you rise up the hill into the village along Bond Street at the Cornwood Inn crossroads turn left towards Lutton. Just after Delamore Park at the junction turn right towards Lutton on reaching New Road in Lutton, towards the end of this road bare left and The Old Reading Room can be found on your left just before reaching the square at Yondertown.

Viewing
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.



Floor Plans

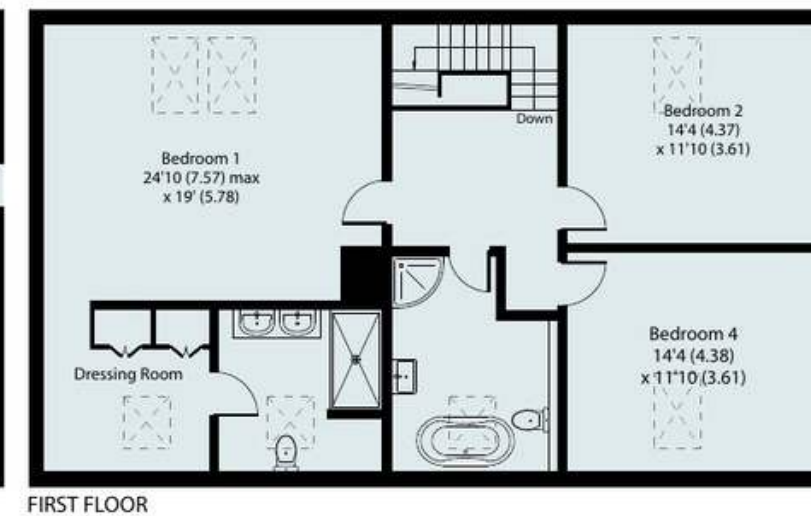


Approximate Area = 2983 sq ft / 277.1 sq m

Garage = 356 sq ft / 33 sq m

Total = 3339 sq ft / 310.1 sq m

For identification only - Not to scale



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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.




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