



Pethybridge Farmhouse



STAGS

Pethybridge

Lustleigh, Newton Abbot, Devon, TQ13 9TG

Lustleigh (0.5 miles), Bovey Tracey (3.6 miles),
Moretonhampstead (4.7 miles)

A charming Grade II Listed farmhouse with gardens and private parking on the edge of the popular village of Lustleigh.

- Beautiful Grade II Listed farmhouse
- Characterful reception rooms
- Four bedrooms
- Private parking and garage
- EPC: F
- Dartmoor National Park
- Kitchen/breakfast room
- Well maintained gardens
- Freehold
- Council tax band: G

Guide Price £750,000

SITUATION

This picturesque thatched farmhouse is set in the peaceful hamlet of Pethybridge, near the historic village of Lustleigh in Dartmoor. Lustleigh offers a village shop, post office, tea rooms, and the popular Cleave pub. The nearby towns of Moretonhampstead and Bovey Tracey provide wider amenities, while Dartmoor National Park surrounds the area with stunning scenery and outdoor activities including walking, cycling, and horse riding. Golf is available at Bovey Castle, Stover, and locally in Bovey Tracey. Exeter, with its extensive services and transport links, is just over 21 miles away.



DESCRIPTION

A covered porch leads to a welcoming entrance hall with a utility/boot room and a ground-floor shower room. The sitting room features exposed beams and a granite fireplace with multi-fuel burner. A second reception room, currently a study, adds flexibility to the property. The kitchen/dining room offers country charm with timber worktops, a cream electric AGA, and characterful period features. Upstairs are four unique bedrooms with exposed beams and oak floors, plus a well-appointed family bathroom.

GARDENS

The front garden is a classic cottage space with granite-edged flower beds and a central path. Across the lane lies a hidden orchard garden, offering a secluded, tranquil retreat with excellent privacy.

PARKING AND GARAGE

Directly opposite the cottage is a detached garage, along with a gravelled parking area to the front, providing convenient off-road parking.

SERVICES

Mains water, electricity and drainage.

Oil fired hot water and radiators

Superfast Broadband is available but for more information please click on the following link -[Open Reach Broadband](#)

DIRECTIONS

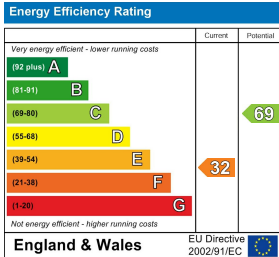
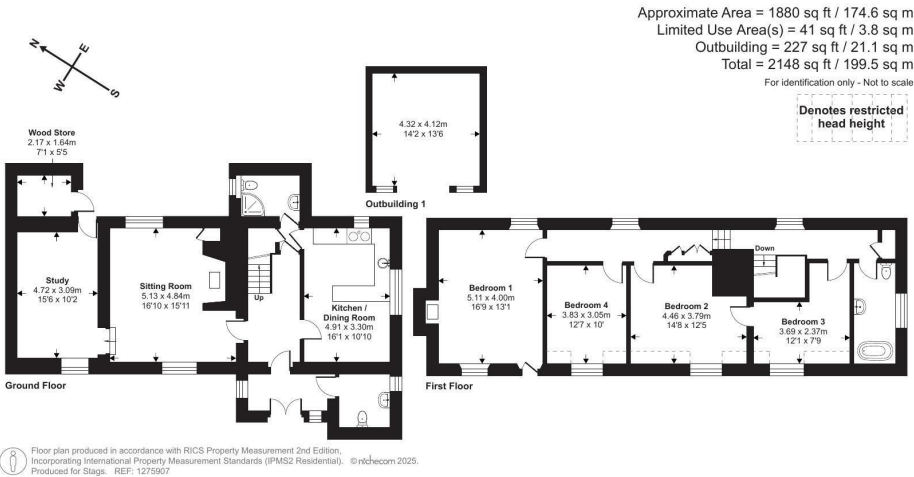
DO NOT USE SATNAV.

From Exeter proceed on the A38 towards Plymouth taking the exit at Drumbridges for Bovey Tracey and Newton Abbot. Take the A382 through Bovey Tracey and head towards Moretonhampstead. After approximately 3 miles take the left turn signposted Lustleigh. On reaching the village pass the Cleave Inn and Primrose tea rooms and take the left on to Rudge Hill. Carry on up the hill and on reaching the end of the lane take the right signposted Pethybridge. After 0.3 miles take a further right towards the hamlet of Pethybridge and after a short distance the entrance to Pethybridge Farmhouse will be on your right.

What3words – [manicured.appendix.president](#)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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