

# Oakhurst, Lustleigh, Devon

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A lovely home with a **wonderful outlook** and plenty of parking in the sought-after Dartmoor village of Lustleigh.

### Summary of accommodation

**Lower Ground Floor:** Two bedrooms

**Ground Floor:** Reception hall | Drawing room | Kitchen/dining room | Bathroom

**First Floor:** Landing | Three bedrooms | Two bath/shower rooms/dressing room (including the apartment)

**Second Floor:** Further bedroom with en suite and eaves storage

### Distances

Bovey Tracey 4.3 miles Moretonhampstead 4 miles Exeter 22 miles (London Paddington 2 hours)

(All distances and times are approximate)



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## Situation

The picturesque Dartmoor village of Lustleigh, with its period houses and cottages clustered around the village square, with popular Inn, tea shop, shop/post office, church and cricket ground, is one of the area's most beautiful. To the north and south are the towns of Moretonhampstead and Bovey Tracey, with a full section of local amenities. There are private schools in the area, at nearby Stover and a selection in the University and cathedral city of Exeter.

Dartmoor is renowned for its spectacular scenery, with granite tors, heather clad moorland and wooded valleys, bisected by rushing streams and rivers, and there are many varied opportunities on the doorstep for walking, riding, cycling and fishing. There are 18-hole golf courses at Bovey Castle and Stover whilst Bovey Tracey provides a driving range and 9-hole course.

Lustleigh has many beautiful and historic buildings and a good selection of local amenities, including a village shop & post office, tea rooms and an excellent pub; The Cleave. A more extensive range of facilities can be found in nearby Bovey Tracey or Moretonhampstead, whilst the Cathedral and University City of Exeter is only 20 miles away.



There are several highly regarded primary & senior schools in the area, and excellent private schools; Exeter School and The Maynard School in Exeter and Stover School at Newton Abbot. There are regular direct rail services to London Paddington from Newton Abbot and Exeter. Lustleigh retains a strong community spirit with an active village hall and Cricket Club.

The wild playgrounds of Dartmoor offer many opportunities for walking, riding and cycling, surrounded by granite tors, heather clad moorland, wooded valleys and beautiful rivers and streams for fishing. The A38 Devon Expressway, to the south of Bovey Tracey has dual carriageway links to Plymouth and the M5 Motorway at Exeter.

## The property

Oakhurst is a wonderful six bedroom home (including one bedroom apartment) featuring a captivating principal bedroom offering panoramic vistas over Lustleigh village, orchard, woods, the playpark and the church. This attractive property showcases superb reception space, including a charming kitchen breakfast room seamlessly connected to the garden, ideal for alfresco dining. A separate sitting room enhances the allure, complete with stunning views and a cosy fireplace. Accompanying this splendid home is a discreetly integrated one bedroom flat with its own private entrance.

There are working woodburners in both the main house sitting room and kitchen/diner along with a large Aga. The main house (aside from the apartment) comprises 3 King beds, 1 single and 1 twin, 3 bath/shower rooms) and is a top end very successful holiday letting business with Sykes and Helpful Holidays - please refer to their website to see reviews of Oakhurst and surrounding stunning area. There are open fireplaces in two of the bedrooms on the first floor. The apartment (separated from main house by a lockable fire door) which comprises one king bedroom, family bathroom and kitchenette, is sometimes rented with the main house holiday lets but the fire door can be kept locked as a separate space while main house let out.



Outside, a picturesque garden adorned with a magnificent magnolia tree awaits. Parking at the front of the main house can easily fit two large cars and if needed with a couple of extra spaces for two small cars behind them - the apartment has a single separate parking area behind the house.

Accompanying the main house is a separate holiday let with its own private access. This provides great flexibility either as a source of income or as ancillary income.

## Services

Oil, Mains electricity. Mains water. Mains drainage.

## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

## Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

## Directions (Postcode TQ13 9TG)

From Exeter and the M5 motorway take the A38 towards Plymouth and exit at the Drum Bridges roundabout, passing back over the A38. Follow signs for Bovey Tracey and Moretonhamstead (A382). Continue along this road for approximately 3 miles, turning left for Lustleigh. Proceed along the lane, into the heart of the village past the Cleave and the Village shop onto Rudge Hill. Take the first right past the Baptist Church and Oakhurst is on the right-hand side.

## Property information

**Tenure:** Freehold

**Local Authority:** Teignbridge District Council: 01626 361101

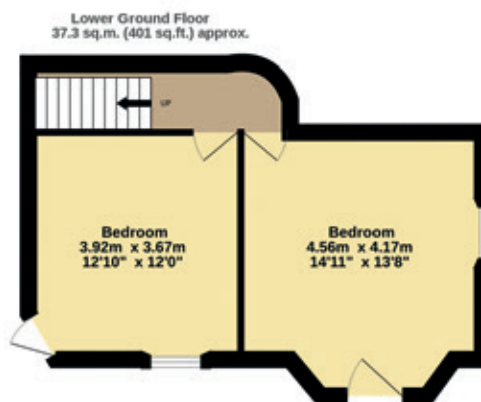
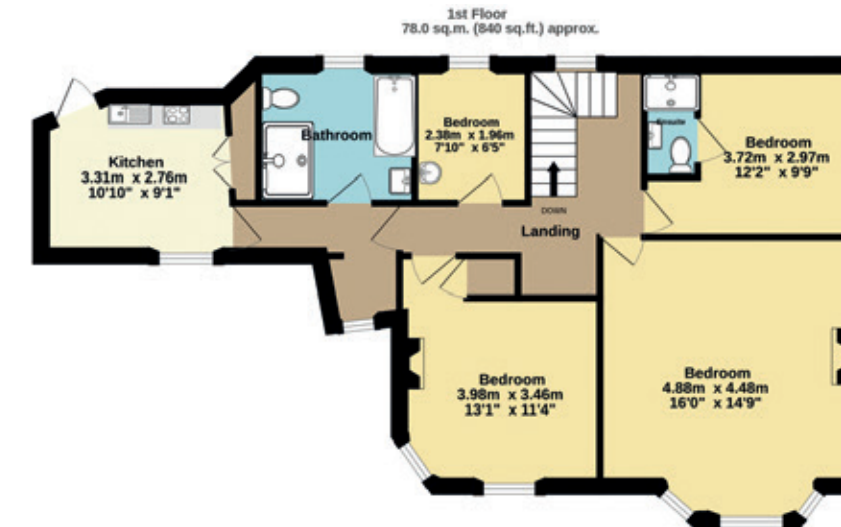
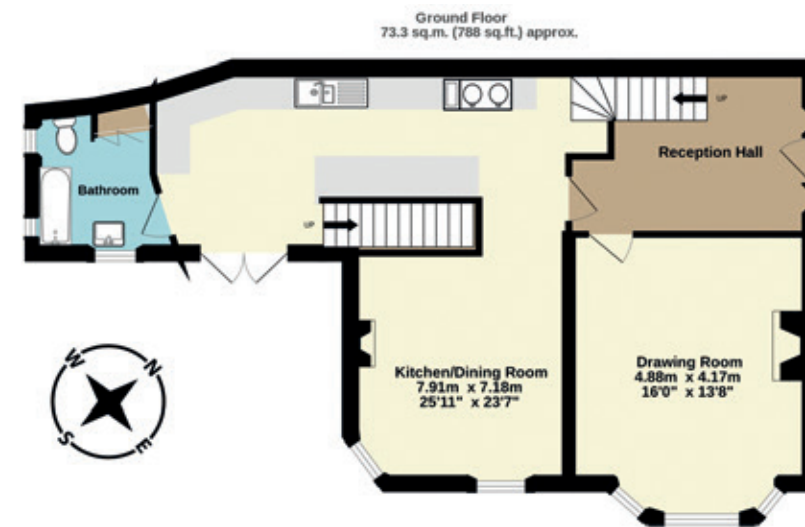
[www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)

**Dartmoor National Park Authority:** 01626 832 093 / [www.dartmoor-npa.gov.uk](http://www.dartmoor-npa.gov.uk)

**Council Tax:** Band G

**EPC Rating:** E

**Guide Price:** £925,000



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

**Approximate Gross Internal Floor Area**  
232.3 sq m (2501 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated March 2024.

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