

Nutcombe, Knowle Road, Lustleigh





A comfortable detached **family home with stables and extensive grounds**, in a stunning Dartmoor setting.

Summary of accommodation

Ground Floor: Drawing room | Dining room | Bedroom/study | Kitchen/breakfast room | Utility | Cloakroom

First Floor: Principal bedroom with two walk-in wardrobes | Two further bedrooms
Family bathroom | Shower room

Outside: Stables | Garage | Workshop | Garden shed | Woodstore | Gardens and grounds

In all approximately 5 acres

Distances

Bovey Tracey 2.4 miles, Newton Abbot 8.0 miles, Newton Abbot station 8.8 miles (3 hours to London Paddington), M5 (Jct 31) 14.7 miles, Torquay 15.0 miles, Exeter city centre 17.0 miles, Exeter Airport 22 miles
(All distances and times are approximate)



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Location

The property is situated in the small village of Lustleigh, surrounded by the rolling countryside of the Dartmoor National Park. This picturesque Dartmoor village with its beautiful period houses and cottages is clustered around the church, with the popular Inn and tea shop. There is also a well-stocked shop/post office and cricket ground, which 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 these include a selection of shops, supermarkets, restaurants and cafés, plus a primary school and a twice-monthly farmer's market. There are several schools in the wider local area, including the independent Stover School in Newton Abbot, whilst Torquay offers Grammar school education and Exeter has a number of further excellent private schools. The village also has a number of active clubs and hosts the very popular Lustleigh show.

There is also an outdoor swimming pool in Bovey Tracey, while golf is available at Stover, and wonderful walking, cycling and riding routes are close-at-hand across Dartmoor. Water sports and sailing can be enjoyed at Teignmouth and Shaldon, while an excellent choice of shops and leisure facilities is available at Newton Abbott, less than 10 miles away. The area has numerous picturesque beaches, while the South West Coast Path passes nearby, offering stunning walks along the coast.

The A38 Devon Expressway is six miles from the property, providing easy access towards Plymouth to the south, and Exeter to the north. Rail services can be accessed in Newton Abbot, with services to London Paddington taking approximately three hours.

Nutcombe

Nutcombe is a splendid detached family home in a superb position with far reaching views of Dartmoor. There are also generous outbuildings and stables which compliment the property. On entering the ground floor there is a wonderful sense of arrival, this includes two excellent reception rooms which are light, airy and give a real connection to the outside space and mature garden. The house is also perfect for entertaining.



The main reception room is the L-shaped drawing room with its dual aspect, including French doors opening onto the garden.

An impressive dining room adjoins the kitchen, which is a beautiful room with far reaching views over the land and also provides great opportunities to look at the local wildlife and birds. It has fitted units to base and wall level, as well as space for all the necessary appliances and a breakfast table. Also on the ground level, the utility room provides useful storage space and is perfectly set up for the outdoor lifestyle.





Upstairs there are three well-presented double bedrooms, including the impressive principal bedroom which is bathed in natural light and also benefits from excellent storage with dual walk-in wardrobes. One of the bedrooms also has access to eaves storage, while the third has a built-in wardrobe and both have their own washbasin. Additionally, the first floor has the family bathroom, plus a separate shower room.

Garden & Grounds

At the entrance to the property, the tarmac driveway leads to a spacious parking area and the detached garage and workshop. The garden includes rolling lawns and various established shrubs which include Magnolia, Camellias and Azaleas as well as mature trees and border hedgerows. It is enclosed by post and rail fencing, with a gate leading to the large open paddock, with views across the Dartmoor countryside beyond. The property also includes a stables block, with the grounds providing space for equine training and exercise. This in turn makes this property ideal for equestrian use.

Services

Septic tank, oil central heating, mains water and mains electricity.



Directions (Postcode: TQ13 9SP)

what3words: ///focus.enclosing.trumpet

From A38: Take 382 northwards past Bovey Tracey. About 2 miles beyond Bovey Tracey take left turn signed 'The Cleave' pub and Lustleigh.

From A30: Take A382 southwards through Moretonhampstead. About 4 miles beyond Moretonhampstead, still on the A382, take right turn signed 'The Cleave' pub and Lustleigh.

Then continue towards Lustleigh until you reach a row of terraced houses on the right. Turn left and immediately right. Continue along this lane for just over ½ mile, ignoring 2 turnings to the right. Shortly after an entrance to the left signed 'Higher Knowle', the lane widens slightly, with a grass verge and trees on the right and a house called 'Stond Tor' on the left. Turn immediately left up a narrow lane, signed to Nutcombe - or continue for approximately 100 yards and turn in a gateway.

Property information

Tenure: Freehold

Local Authority: Teignbridge District Council

Council Tax: Band F

EPC Rating: D

Guide Price: £1,150,000



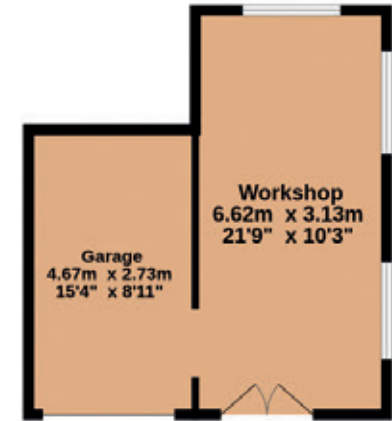
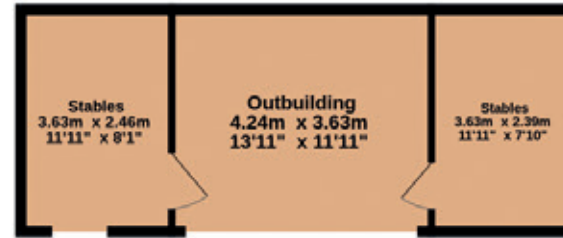
**Approximate Gross Internal Floor Area:
262.5 sq.m. (2825 sq.ft.)**

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.

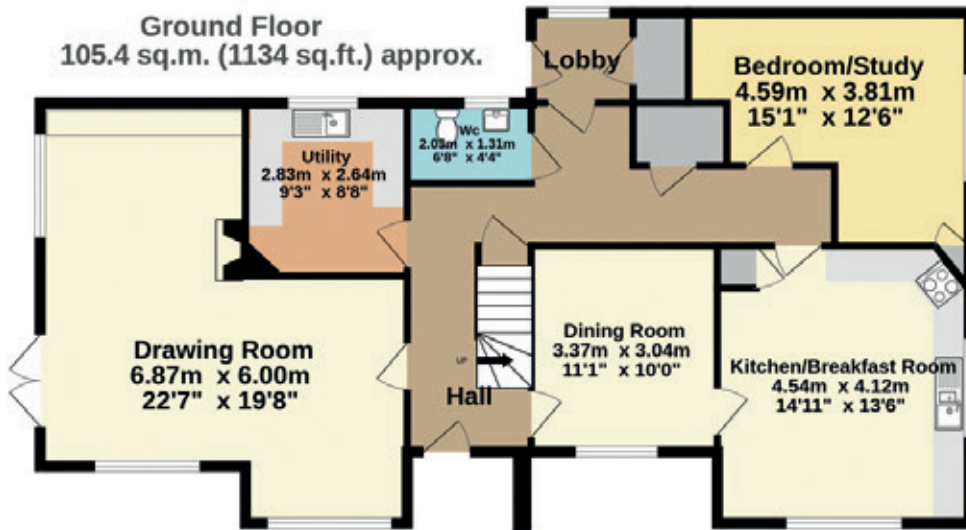
- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



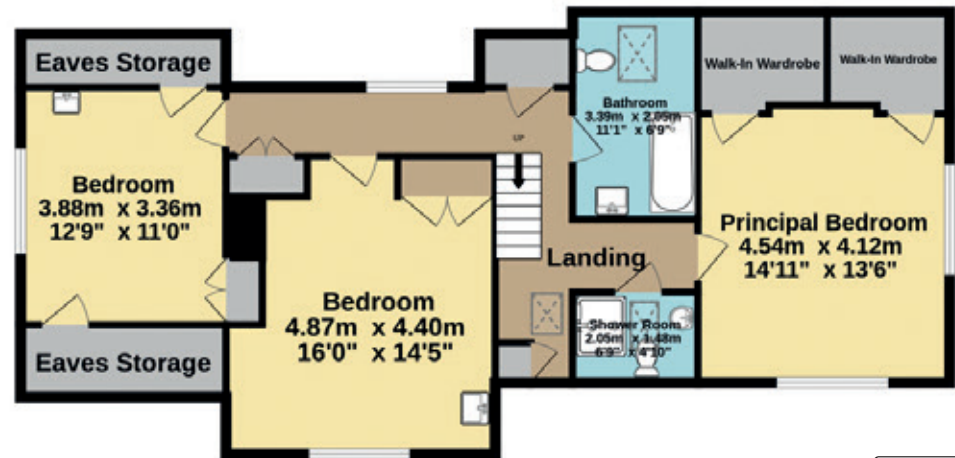
**Outbuildings
66.5 sq.m. (716 sq.ft.) approx.**



**Ground Floor
105.4 sq.m. (1134 sq.ft.) approx.**



**1st Floor
90.6 sq.m. (975 sq.ft.) approx.**



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 September 2024. Photographs and videos dated August 2024.

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