



## THE CRAGS

Pethybridge, Lustleigh, Devon



# AN IMMACULATELY PRESENTED FIVE BEDROOM HOME

With separate annexe, standing within extensive traditional Dartmoor gardens and grounds in one of the area's most beautiful villages.

## Summary of accommodation

**Ground Floor:** Entrance porch | Drawing room | Sitting room | Dining room | Orangery  
Kitchen/breakfast room | Utility room | Cloakroom | Cellars

**First Floor:** Three bedrooms | Study | Bathroom

**Second Floor:** Two bedrooms | Bathroom

**Annexe:** Hallway | Sitting/Dining room | Kitchen | Bedroom with en suite shower room

**Outbuildings, Garden & Grounds:** Garden store | Garage | Pony stables | Machinery barn | Extensive gardens and grounds

**In all, about 3.9 acres (1.58 hectares)**

**Distances:** Bovey Tracey 4.3 miles, Moretonhampstead 4 miles, Exeter 22miles (London Paddington 2 hours)  
(All distances and times are approximate)

**Guide price: £1,600,000**

# SITUATION

The picturesque Dartmoor village of Lustleigh, with its period houses and cottages clustered around the village square, with popular inn, teashop, 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 selection of local amenities.

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 and varied opportunities on the doorstep for walking, riding, cycling and fishing.

Lustleigh retains a strong community spirit, with an active village hall and cricket club.

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 and 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 22 miles away.

There are several highly regarded primary and senior schools in the area, and excellent private schools: Exeter School and The Maynard School in Exeter, and Stover School in Newton Abbot.

There are regular direct rail services to London Paddington from Newton Abbot and Exeter. The A38 Devon Expressway, to the south of Bovey Tracey, has dual carriageway links to Plymouth, from where there are ferries to France and Spain, and the M5 motorway at Exeter, where there is an airport.



# THE PROPERTY

The Crag is a substantial Edwardian house near to the edge of the village, at the end of a private entrance drive, within extensive gardens and grounds, and benefitting from beautiful views across the surrounding Dartmoor countryside. From the house is an easy walk down into the village centre, and the immaculately presented accommodation is arranged on three floors, with beautifully proportioned, high-ceilinged rooms with bay windows on the south elevation, and cellars below, typical of the architectural period. Features include parquet and slate-paved flooring, attractive fireplaces and decorative cornicing, as well as high quality contemporary fixtures and fittings throughout, thus combining period character and style with the comforts of modern living.

On the ground floor, the entrance porch leads into the dining room with stairs down to the cellars and door into the fully-fitted kitchen/breakfast room with bay window and sitting/eating area. To the rear is the utility room and cloakroom, and along the south elevation are the two principle reception rooms, being the drawing and sitting rooms, with wide bay windows and parquet flooring. Off the sitting room is the orangery, offering a lovely, light sitting area.

Stairs rise from the dining room to the first floor, with 3 bedrooms, study and bathroom, with shower and bath, all immaculately presented. The bedrooms on the south-facing elevation have wide bay windows, benefitting from lovely views over the grounds and surrounding countryside, and the other bedroom has doors to a balcony, also enjoying the stunning views.

Stairs from the landing rise to the second floor, with two further bedrooms and bathroom and a walk-in linen cupboard.

To the rear of the house is a separate stone building with garden store, garage, pony stables and machinery barn on the ground floor and a self-contained annexe above with its own private entrance and drive, large storage shed, sunny patio and small garden.





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



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

The long entrance driveway leads to extensive gravel parking and turning areas around the house. To the front of the house is a broad paved terrace area, providing delightful outside sitting/dining areas, with steps descending to an ornamental pond, surrounded by further stone-paved terrace areas.

The extensive gardens and grounds around the house are a particular feature, with both level and gently-sloping lawned areas supporting a plethora of spring bulbs, fringed and interspersed with ornamental shrubs and trees, including rhododendron and many others, as well as a wooded area with protruding granite boulders typical of a traditional Dartmoor garden of this area.

DIRECTIONS

(Postcode: TQ13 9TG)

Do not follow Sat Nav - 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 and head up Rudge Hill. Continue up the hill past the Baptist Church on your right. Continue until you meet a junction named Rudge. Turn right up the hill and opposite Cleavelands St. Mary on the right is a private drive (owned by The Craggs). Go to the end of the drive and park by the gate. The Craggs is on the other side of the road.



PROPERTY INFORMATION

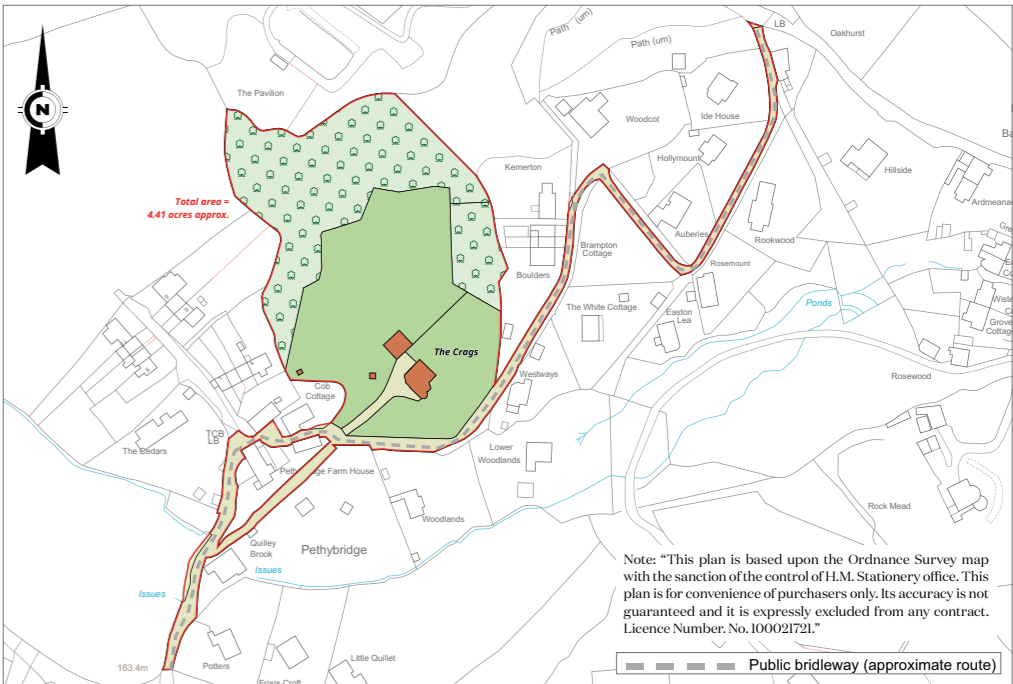
Tenure: Freehold

Services: Mains water, electricity and drainage, oil fired heating

Local Authority: Teignbridge District Council [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)  
tel: 01626 361101, Dartmoor National Park Authority [www.dartmoor-npa.gov.uk](http://www.dartmoor-npa.gov.uk) tel 01626 832093

Council Tax: Band G

EPC Rating: D



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to tell you more.

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