



# A WONDERFUL DETACHED HOME IN ONE OF THE MOST SOUGHT-AFTER VILLAGES IN THE DARTMOOR NATIONAL PARK

#### Summary of accommodation

Four/five bedrooms (three en suite) | Four bathrooms

 $Entrance\ hall\ |\ Kitchen/dining\ room\ |\ Family\ room/study\ |\ Sitting\ room\ |\ Cinema\ room\ (bedroom\ five)\ |\ Utility\ |\ Garage$ 

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

Guide Price: £950,000

#### SITUATION

Stondtorre is on the edge of the village of Lustleigh, surrounded by the rolling countryside of the Dartmoor National Park. This 'picture postcard' village of thatched cottages and period houses has a vibrant community of 700 inhabitants and hosts a popular pub, tea room, church, village hall and cricket ground, one of the area's most beautiful. Increasingly rare these days, it has a village shop open 7 days a week with a Post Office, Amazon and DPD delivery and collection.

Orchard Pre-School (rated Ofstead Outstanding) offers childcare from 6 months to 5 years and wrap around activities for older children during the holidays. There are several schools in the wider local area, including Torquay Grammar and numerous excellent private schools nearby which offer a convenient bus service to Bovey Tracey.

To the north and south are the towns of Moretonhampstead and Bovey Tracey with a full selection of amenities, each with a doctor's surgery, shops and restaurants. A traffic free cycle path links these two villages offering an outstanding rural walk or cycle trip. Numerous footpaths lead from the village directly onto Lustleigh Cleave and the open moor. Golf is available at Stover and Bovey Tracey or by membership at Bovey Castle. Water sports and sailing are all close by.

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.

### THE PROPERTY

Set behind an electric gate, Stondtorre is a beautifully presented detached family home with excellent entertaining spaces as well as a generous garden. There is plenty of parking on arrival and a separate garage.









The oak floored entrance hall accesses all the reception spaces. On the left is the cinema room (bedroom five) wired for 5.1 surround sound, electric blinds and 4k projector system (available by separate negotiation). On the right is the sitting room, a bright dual aspect room with a wood burning stove and views across the garden. Doors also open from the sitting room to the family room which could equally serve as a home office or a formal dining room.

The magnificent open plan kitchen/dining room is the heart of the house offering contemporary elegance perfect for entertaining. The underfloor heated tiled floor leads directly out through bifold doors to the front decking and the garden. Further entertaining to the rear of the house features a wood burning pizza oven, a separate sitting area and a large expanse of level lawn.

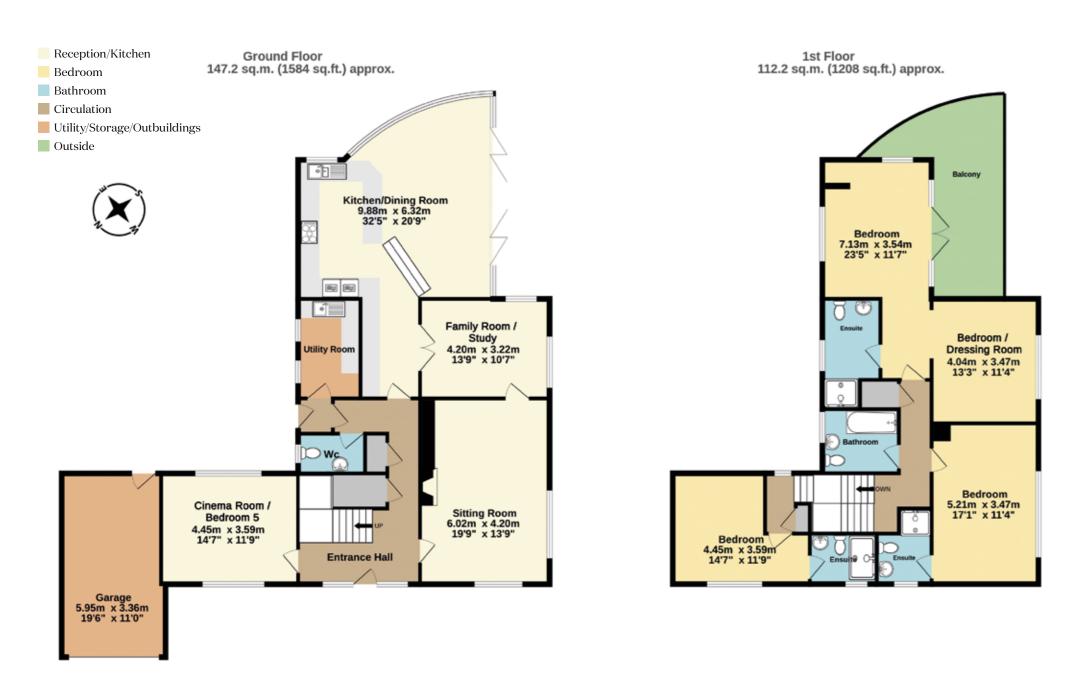
Upstairs there is well arranged bedroom accommodation with a superb principal bedroom suite and direct access to the south-facing balcony. There are two further en suite bedrooms and a further dressing room/bedroom all of which have a pleasant outlook. The garden itself is mostly laid to lawn but also has some mature trees and shrubs.











Approximate Gross Internal Area 259.4 sq.m. (2792 sq.ft.)

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.

















### PROPERTY INFORMATION

Tenure: Freehold

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

**Local Authority:** Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon TQ12 4XX

Council Tax: Band G

EPC: D

Directions (Postcode TQ13 9SP)

what3words: ///wobbles.drivers.leotard

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  $\frac{1}{2}$  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 'Stondtorre' is on the left.

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











## I would be delighted to tell you more.

Mark Proctor

01392 423111

mark.proctor@knightfrank.com

**Knight Frank Exeter** 

19 Southernhay East, Exeter

EX11QD

knightfrank.co.uk
Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc:
The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any perference to alterations to, or use of alterations to, or us

Particulars dated October 2025. Photographs and videos dated October 2025. All information is correct at the time of going to print. Knight Frank LLP, Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.