



Underwood







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Lustleigh, Newton Abbot, Devon, TQ13 9TE

Bovey Tracey: 4 miles, Newton Abbot: 9.5 miles, Exeter: 17.5 miles

A handsome Victorian dwelling, perched at the top of its extensive plot overlooking its magnificent formal gardens, set on the edge of one of Devon's most sought after villages being offered with no onward chain.

- One of A Kind Period Home
- Views Over Surrounding Valley
- In Need of Refurbishment
- Not Listed
- Freehold
- Close to Local Amenities
- An Acre of Formal Garden
- Direct Access to Local Walks
- 5 Bedrooms
- Council Tax Band: G

Guide Price £825,000

Stags Totnes

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454 | totnes@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

The picturesque Dartmoor village of Lustleigh, with its historic houses and cottages clustered around the village square, with a popular Inn, tea shop, shop/post office, church and cricket ground, is one of the areas most beautiful. To the north and south are the towns of Moretonhampstead (4.4 miles) and Bovey Tracey (4.4 miles) both providing a full range 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 offering many varied opportunities on the doorstep for walking, rising, 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.

There are several highly regarded primary and secondary schools in the area, and excellent private schools: Exeter school and The Maynard in Exeter and Stover School at Newton abbot. The A38 Devon Expressway, to the south of Bovey Tracey has dual carriageway links to Plymouth (35.5 miles) and the M5 motorway at Exeter (21 miles).

DESCRIPTION

Underwood offers a unique opportunity for a purchaser to sympathetically renovate a beautiful example of a Victorian property, set within a stunning Dartmoor valley on the edge of one of its most favoured villages. Coming to the market for the first time in over 40 years, this property is being offered with no onward chain.

While the property itself is an exciting opportunity, Underwood's grounds are what sets it apart. Commanding a 1.026 acre plot its magnificent formal garden features a breath-taking and vibrant range of planting while enjoying a stream and water feature creating a truly inspiring rural retreat.

ACCOMMODATION

The accommodation is situated across four storey's, with three levels of accommodation and a cellar. The ground floor is the properties entrance level, and offers comfortable reception space via two separate rooms currently configured to create a sitting and dining room. The sitting room features an ornate feature fireplace and a dual aspect overlooking the properties gardens and another looking down the valley and the village orchard; the dining room similarly features an ornate 1950's style fireplace with a dual aspect.

To the rear of the first floor is the properties cloakroom with a WC and sink as well as the kitchen; with wooden base units as well as space for appliances and a breakfast table. From the kitchen their is a rear entrance porch with access to the parking area.

The cellar is accessed via the hallway from the ground floor with steps to a versatile space that extends to the entirety of the properties footprint that is currently used as a storage, boiler and utility rooms. This space features natural light coming in from the southern aspect and separate access from the grounds, meaning that this floor could have potential to be incorporated into the formal accommodation.





On the first floor the accommodation offers three of the properties five bedrooms. The principal bedroom offers a delightful dual aspect mimicking the sitting rooms aspect over the gardens and down the valley creating a light and spacious main bedroom. In addition this floor features an additional double bedroom and a fifth bedroom which can also serve as an office should it be required. Servicing these bedrooms is a cloakroom on a sub-level as well as a family bathroom, comprising a separate shower and bath, wash basin and WC. The second floor features two further double bedrooms and while built into the roof the bedrooms have retained good ceiling height. The larger of the two bedrooms on this floor has access to a balcony, this idyllic south facing balcony offers a wonderful seating area to take in panoramic views of the garden and surrounding countryside and moorland. Additionally there is a family bathroom to service these two bedrooms that consists of a separate shower and bath, wash basin and WC.

GARDENS & GROUNDS

The drive wraps around the house to a parking and turning area set in front of a single garage beside the oil tank for the property. Extending away from the property are its simply stunning formal gardens. Stretching down from the property to the stream running through the valley, it is filled with a wealth of colour and vibrancy from an array of mature herbaceous and shrubbed planting combined with more water preferential plants while lining the properties borders is an array of mature trees.

The stream meanders around an impressive range of exposed granite including waterfalls which can be crossed via three footbridges. The grounds also have gated access to the village orchard, a splendid amenity and known locally as a precious jewel and getaway in the heart of the village.

SERVICES

Oil fired central heating. Mains water, drainage and electricity. Gas bottles to the cooker. Ofcom advises the property has superfast broadband available and that there is limited mobile coverage via the major networks.

VIEWINGS

Strictly by appointment through the agents.

AGENTS NOTE

Please be advised before viewing, the access to the property from a private lane that Underwood benefits from a Right of Way over. The access then off of this lane to the property is narrow. Please contact the agent for further details.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. Tel: 01626 832093. Email: hq@dartmoor-npa.gov.uk.

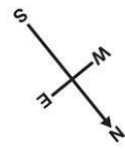
DIRECTIONS

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. Prior to reaching the village church take the right turn onto Mapstone Hill and take the first left onto the private lane. Continue to the end of the lane where Underwood can be found.

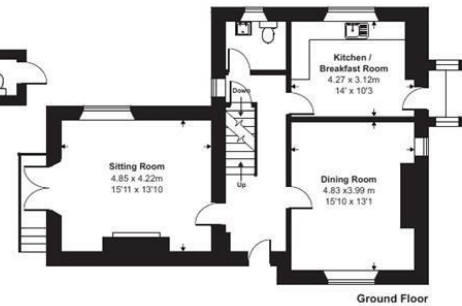
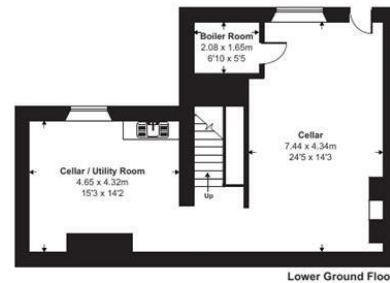
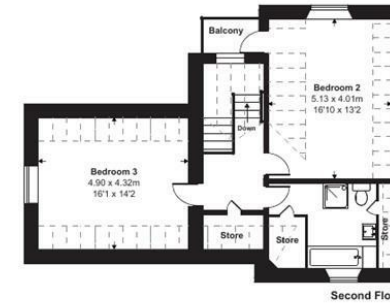
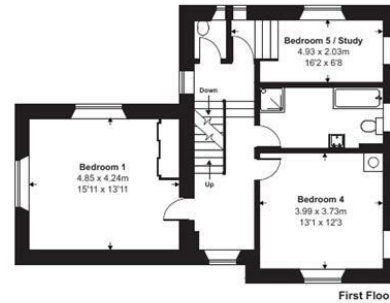
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Approximate Area = 2741 sq ft / 254.6 sq m
 Limited Use Area(s) = 238 sq ft / 22.1 sq m
 Garage = 198 sq ft / 18.3 sq m
 Outbuilding = 14 sq ft / 1.3 sq m
 Total = 3191 sq ft / 296.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1133909



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

