



Cherry Trees











# Cherry Trees Knowle Road

Lustleigh, Newton Abbot, Devon, TQ13 9SP

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

A tastefully presented and extended family home in one of Dartmoor's most cherished villages, offering extensive accommodation and views across the surrounding countryside.

- Extended 1970's detached house
- Far reaching moorland views
- Impressive family kitchen
- Grounds extending to 1.54 acres
- Freehold
- 2187 sqft of accommodation
- Short walk to village amenities
- Master suite with balcony
- Off-road parking & outbuildings
- Council tax band: G

Offers In Excess Of £1,250,000

## Stags Totnes

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## 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 (17.5 miles).

## DESCRIPTION

Cherry Trees is an excellent example of a late 20th-century family home that has been thoughtfully modernised and extended to offer well-balanced, contemporary family living. Situated in a highly desirable setting on the edge of one of Dartmoor's most sought-after villages, the property seamlessly blends generous living space with practicality. The accommodation includes exemplary reception areas, four well-proportioned double bedrooms, and a newly created master suite that enjoys far-reaching views over the surrounding countryside.

The exterior is equally impressive, with the grounds extending to approximately 1.54 acres. To the front, a formal garden and patio provide an attractive approach to the property, offering space for outdoor seating and entertaining. Beyond, a gently sloping pasture paddock provides further versatility and is complemented by a superb seating area, ideal for enjoying the peaceful rural surroundings. A small coppice adds further character and privacy, enhancing the overall appeal of this well-appointed home.

## ACCOMMODATION

The ground floor offers spacious reception areas, with the heart of the home being the family kitchen. Extended by the current vendors approximately ten years ago, it provides a social space that enjoys some of the property's finest views. The kitchen is finished with slate flooring and sleek, modern white units with granite worktops. It includes integral appliances such as a dishwasher and fridge, with space for an electric oven, while a central island offers additional storage and a breakfast bar. Despite its generous layout, there is still ample space for both dining and seating areas. Bi-fold doors open onto a substantial, private patio—ideal for outdoor dining or relaxation.

From the kitchen, there is access to the utility room, which offers space for white goods and a separate entrance to the rear of the property. A separate larder provides additional kitchen storage.

The entrance hall leads to the ground-floor reception rooms, including the sitting room, which benefits from a large southwest-facing bay window that fills the space with natural light. A wood burner serves as a central focal point, complemented by wooden flooring. At the far end of the room, a separate study provides a quiet workspace.







On the first floor are four double bedrooms, all positioned to the southern aspect, ensuring they enjoy views across the surrounding countryside and up to Trendle Down. The master suite, located within the extension, boasts an en suite shower room, a walk-in wardrobe, and an impressive balcony — offering a peaceful spot to take in the superb views. The remaining bedrooms are serviced by a family bathroom, which includes a shower over bath, wash basin, and WC. The landing provides access to the loft, along with a linen and airing cupboard.

### **GROUND S**

The driveway leads to a parking and turning area with a track that provides access to the paddock. Adjoining the parking is the former stables, now used as log storage and space for recreational equipment.

In front of the property is the formal garden, laid to lawn and accompanied by a substantial patio area, it provides one of the property's best outdoor seating areas; this space wraps around to the eastern side of the house where an orchard littered with a range of trees runs along the side of the house. At the rear of the property, slightly lower than the level of the paddock, is the vegetable gardens; a range of vegetable beds and a greenhouse provide the perfect area for a kitchen garden.

The grass paddock extends up the slope, laid predominantly to pasture and bordered by a mixture of hedging and post and rail fencing. Towards the top of the plot, a level seating area offers a unique spot to make the most of the property's superb view's with a tree house set just behind that is accompanied by a zip line, that provides an even quicker route back down again. In the corner of the plot is a small coppice with a mixture of soft and hardwood trees. In total the plot extends to 1.54 acres.

### **SERVICES**

Mains water, electricity and drainage. Oil fired central heating. Ofcom advises that superfast broadband and limited and likely mobile coverage is available via the major providers.

### **LOCAL AUTHORITY**

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto: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](mailto:hq@dartmoor-npa.gov.uk).

### **VIEWINGS**

Strictly by appointment through the agents.

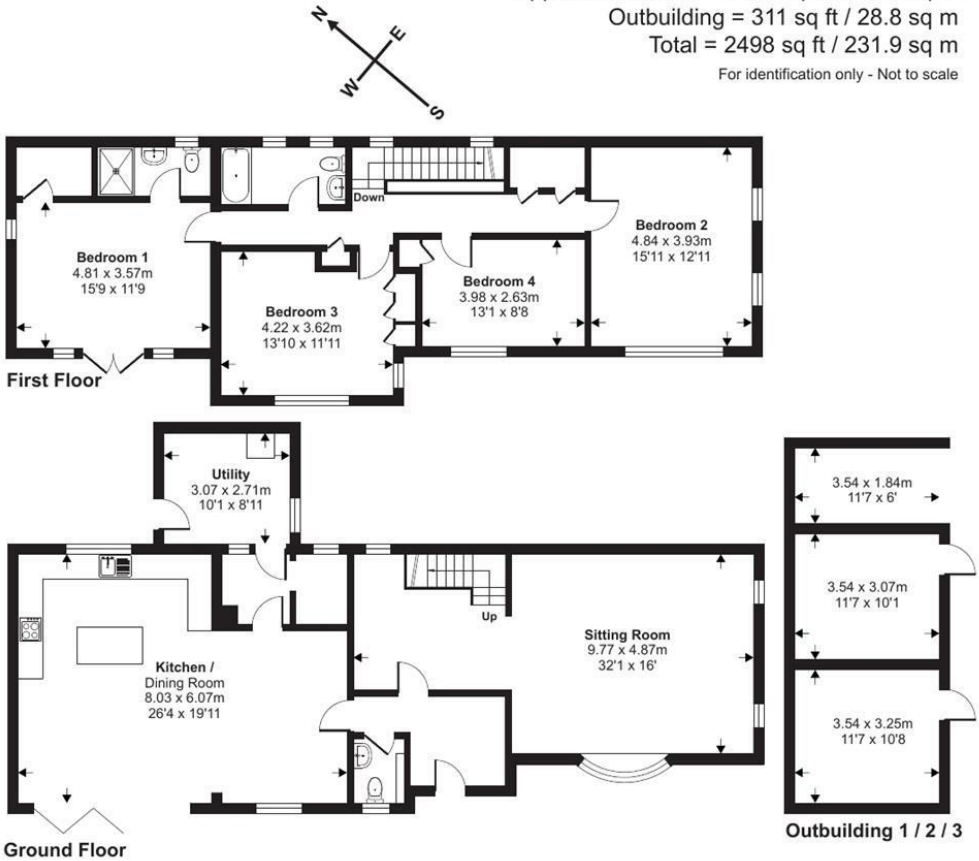
### **DIRECTIONS**

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, upon reaching the village, turn slightly left onto Knowle Road. Continue on this road as it turns into Lower Knowle Road for 150 yards, passing the turning to Wreyland, where the property can be found on the left hand side.

What3Words: [///author.embellish.armrests](https://www.what3words.com/author.embellish.armrests)



Approximate Area = 2187 sq ft / 203.1 sq m  
Outbuilding = 311 sq ft / 28.8 sq m  
Total = 2498 sq ft / 231.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1267042



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







