









# Ludgate

Moorhaven, PL21 0HB



An impressive country home with equestrian facilities or otherwise income potential, with a 4.5 acre field and benefitting from a right of way giving direct access to the moors. Further land available by separate negotiation.



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Luscombe Maye is pleased to bring to the market, Ludgate, an impressive five-bedroom detached country home with equestrian facilities, including a stable yard and approximately 4.5 acre field. This property is ideal for buyers seeking a home with equestrian facilities or those exploring income potential, as the stable yard has been privately used and more recently offered for livery.

Set in a peaceful rural location, Ludgate offers a haven for those who enjoy walking, riding, or working from home, with the convenience of easy access to the A38 and other transport links. Additionally, the property enjoys a right of way to Dartmoor, providing direct access to exceptional riding and walking across the moorland without the need to use public roads. Dartmoor Commoners rights are included and an additional 4 acre field is available by separate negotiation.

On the market for the first time since its construction in 2001, this well-loved home features a newly installed kitchen and ensuite shower room and enjoys breath-taking countryside views. On clear days, residents can even enjoy far-reaching glimpses of the sea.

Ludgate is approached over a shared gravel driveway, giving way to a private driveway with plenty of parking for several vehicles. There is a drive through carport/porch as well as a double garage with two up and over doors. A five-bar timber gate opens onto the stable yard which offers further space to park additional vehicles and/or trailers. The yard can also be used to allow restricted turnout if required.



A fully glazed front door opens into the spacious hallway which leads to the principal rooms. The kitchen-dining room which the current vendors say is the heart of the home, enjoys French doors which open onto the patio and garden, seamlessly blending indoors and outdoors. The kitchen has been completely replaced and is equipped with Neff appliances including a steam oven, a combination oven and an induction hob. All the drawers and cupboards are smooth fronted and handleless, there are solid oak work tops which have curved ends and the kitchen is finished with feature LED

lighting and mirrored plinths giving the area a great contemporary look. The separate utility room has a sink with drainer plus space for a washing machine and a tumble dryer. Doors from the utility room lead to the integral double garage, the garden and the driveway making this room a very useful buffer between the home and the outdoors, great for those who enjoy outside activities. There is also a door into the study giving the option for an internal tack room, further utility space or a sixth bedroom.





Outside, Ludgate has a level garden which is mainly laid to lawn with a raised vegetable bed and flower borders. A recently laid patio with real stone pavers offers a great space for outside furniture where you can sit and enjoy the aforementioned views. A large opening in the nearby tree line gives sight to parts of the field, where the current owners have in the past been greeted by their horses. There are two external taps in the garden and the stable yard has power and mains water and it comprises of two looseboxes with a central tack room. The fields are stock proof and well draining and both have mains fed water troughs.

In addition to the footpath and the footpath/bridleway that both lead directly onto the moors, from either end of the village, the property also benefits from another off road right of way out onto the moors, via Cuckoo Ball.

The triple aspect living room has an inglenook fireplace with an oak lintel and a gas fired stove. Further French doors again open onto the garden and a double set of partially glazed doors connect this room to the kitchen-dining room. A cloakroom completes downstairs.

The bespoke staircase rises from the hall to the galleried landing which gives access to the five double bedrooms, two of which have en-suite shower rooms. The master bedroom has bay windows and French doors onto a balcony above the garden, plus there are double and triple built in wardrobes.

The en-suite shower room has underfloor heating, a walk-in shower, two basins with mirrored vanity cupboards above and a low level w/c. The bedroom/playroom above the garage is a particularly large room lending itself to many uses and it has a glazed door overlooking the stable yard which has access to an external staircase. The family bathroom has an extra long bath and separate shower. There is also an airing cupboard and the loft space is boarded.





Moorhaven Village consists of a unique development of Victorian buildings renovated in the late 1990s, which saw the conversion of a former hospital to create a village of about one hundred individual homes including a handful of newly built properties.

The village is set in some 65 acres of beautifully landscaped grounds with all Moorhaven properties having use of about 15 acres of communal grounds which include a sports field, arboretum, nursery school, two tennis courts, a croquet lawn and boules court. The Village has a strong community spirit with a book club, gardening group and a Facebook group for all things Moorhaven.

There are well regarded schools nearby with Moorhaven being in the catchment area for Ugborough Primary School and Ivybridge Community College with school transport provided from Moorhaven to both.

A public footpath leads from the grounds giving direct access to Dartmoor and some of the finest beaches on the South coast are within about a 30 minute drive from the village.

The nearby town of Ivybridge has a thriving town centre where you will find pubs, eateries, supermarkets, a library, IT suite, cinema, theatre, coffee shops and conference facilities as well as a variety of shops. There is also a GP, dental surgeries, two leisure centres with swimming pools and clubs including Ivybridge rugby, football, cricket and tennis.



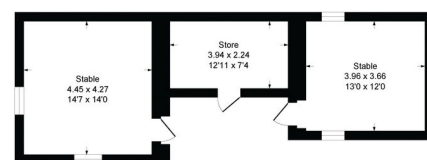
The town has a wealth of opportunities, and the cities of Plymouth and Exeter are within a commutable distance. There are bus services to the town plus Ivybridge Railway Station provides excellent connectivity, with regular trains to a variety of destinations, including services to London Paddington.



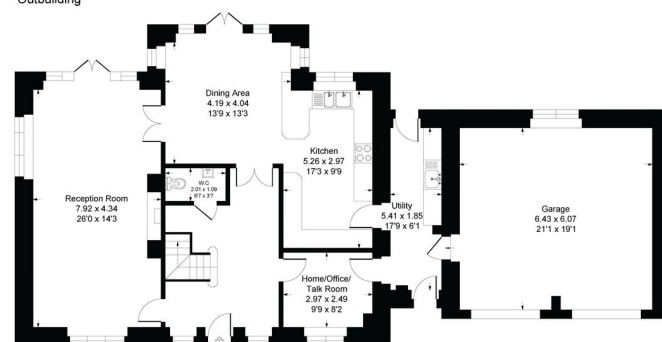




## Ludgate, Moorhaven, Ivybridge, PL21 0HB

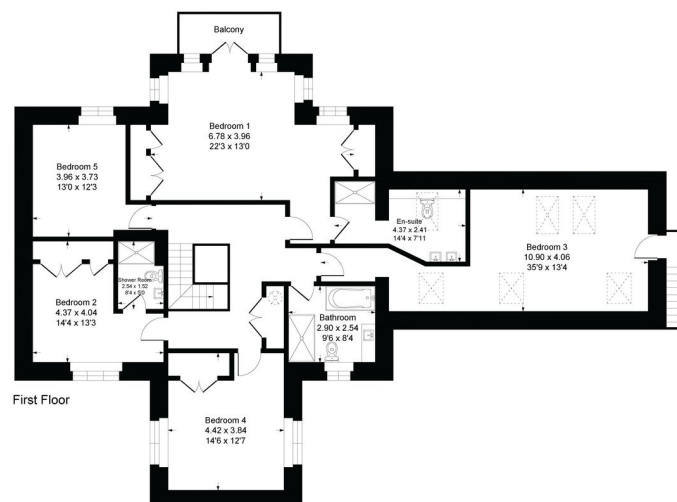


Outbuilding



Ground Floor

Approximate Gross Internal Floor Area = 263.6 sq m / 2838 sq ft  
 Garage Area = 39.0 sq m / 420 sq ft  
 Outbuilding Area = 44.9 sq m / 484 sq ft  
 Total Area = 347.5 sq m / 3742 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

**SERVICES:** Mains Gas, Water, Electric and Drainage. Gas fired Central heating. Full Fibre internet connection directly into the house.

**COUNCIL TAX & LOCAL AUTHORITY:** Band G. South Hams District Council, Follaton House, Plymouth Road, South Brent TQ9 5NE. Tel: 01803 861234.

**TENURE:** Freehold. Service charge of £1,200 per annum payable to Moorhaven Management Company for the maintenance of the communal grounds, roads, and general maintenance.

**PARKING:** Driveway parking and garage..

**CONSTRUCTION:** The property is understood to be of standard construction.

**DIRECTIONS:** what3words location jumbo.eagle.evenings

**VIEWINGS:** Strictly by appointment with Luscombe Maye, South Brent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



