





# MOORLANDS COTTAGE

PETHYBRIDGE • LUSTLEIGH • DEVON

Moretonhampstead 4.2 miles; Bovey Tracey 4.3 miles

Newton Abbot 9.6 miles, Exeter 19.7 miles

(all distances and times are approximate)

**Discover Moorlands Cottage - a beautiful detached, thatched Devon home that effortlessly blends rural charm and modern comfort. Tucked away in the picturesque village of Lustleigh, this home is the idyllic place for creating cherished family memories and living the life of your dreams. To live here is an escape from modern life, a step away from the daily grind.**

Kitchen/Breakfast Room | Three Bedrooms | Stunning Lounge  
Stunning views | Parking | Country gardens  
Grade II Listed | Freehold

THE DARTMOOR OFFICE

TEL: 01364 652652

DARTMOOR@SAWDYEANDHARRIS.CO.UK

WWW.SAWDYEANDHARRIS.CO.UK

SAWDYE  
CELEBRATING



HARRIS  
175 YEARS



# Our sellers reflections - Why I have loved living here

*Moorlands Cottage has made a happy home with its thick granite walls and thatched roof creating a place of charm and character and offering warmth during the winter months, but staying cool on hot summer days.*

*The ease of being able to walk out from the kitchen doors up to Lustleigh Cleave and beyond has been such a joy, especially when I had a dog and young children.*

*In the summer the cottage garden with its terraced area provides a south facing space to have a table and chairs to enjoy a coffee in the sunshine. By the late afternoon, when the sun has moved around to the west side, the terrace provides a spot to enjoy the evening sunshine and a glass of wine with the doors wide open leading out from the sitting room.*

*Christmases have been memorable, cosy and almost atmospheric! The wood burner in full use, with friends and family around the kitchen table.*

*My connections with Lustleigh go back over 40 years - It's a very special place with a warm heart and so much going on and a strong community spirit. The village shop provides an enormous benefit for us all - well stocked shelves and a vibrant atmosphere. I am only leaving all this because my partner and I have decided it is now time to cohabit - and more space is needed with growing grandchildren to embrace.*

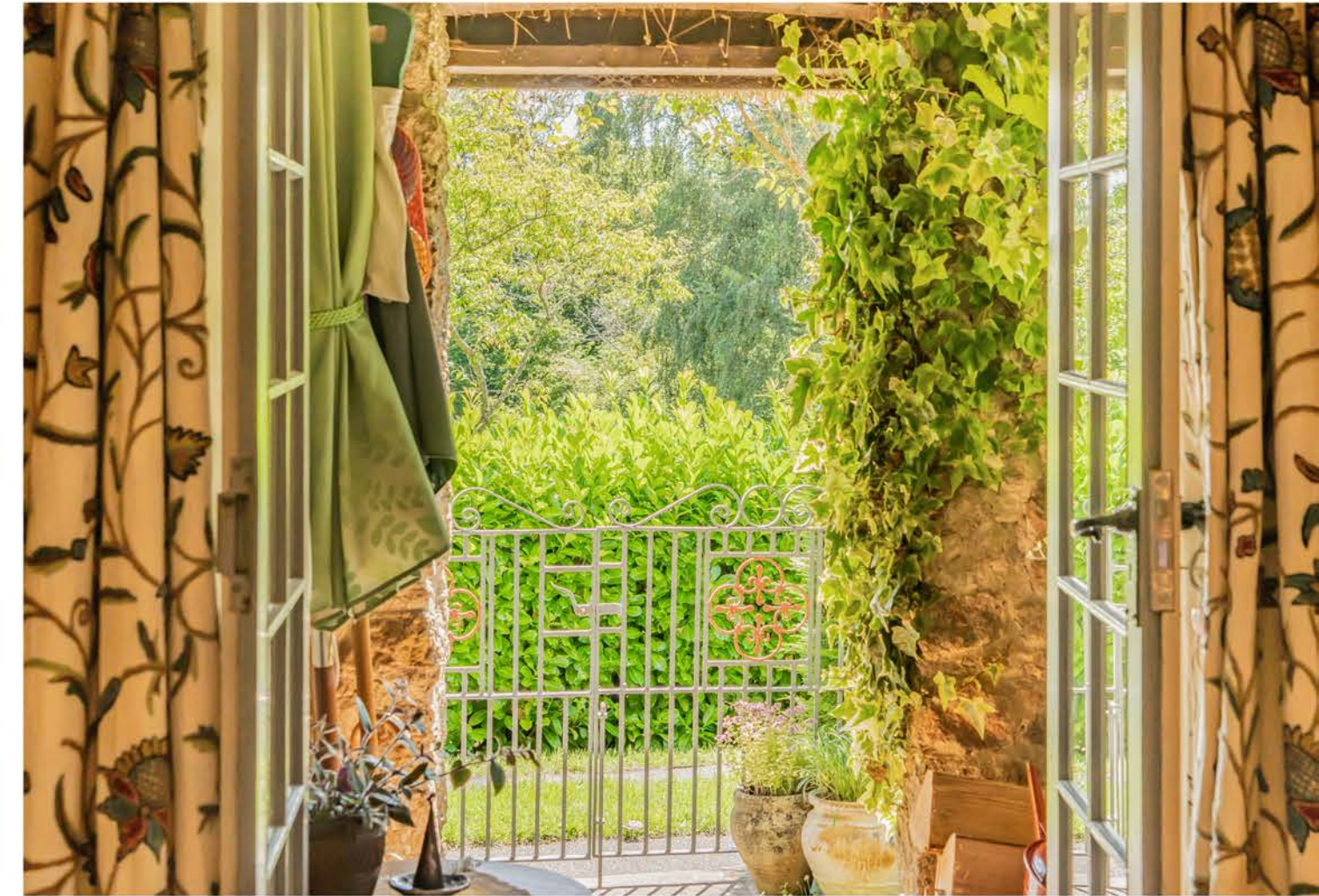


Welcome ...



Moorlands Cottage is a much loved family home which has been looked after and updated in recent years to offer modern and stylish accommodation yet retaining those period features including a stone fireplace and exposed beams. Warmth and welcome lie beyond the front door, where painted stone walls and whitewashed beams await to create a light and bright entrance to the kitchen.





Culinary comforts greet you in the kitchen, a modern twist on the typical cottage kitchen, with high quality in frame timber shaker units - cook up a feast as your guests gather around the farmhouse table to share a story and a glass of wine.









Step through into the lounge with its lovely feel and take in all that this room has to offer. The white washed beams and period features all serve as a backdrop to the magnificent fire place. A large multi-fuel wood burner stands proud in this feature fireplace. Imagine those cosy evenings curled up in front of the roaring fire long after the sun has set.







Time to head up the stairs, take the period staircase to discover the first of the three bedrooms. Cosy, cottage charm emanates from both the front and side windows that frame the views out to towards the countryside and Dartmoor beyond.



Take a peak into the second bedroom with its feature cottage window framing views out to the garden, Head back to the third bedroom, another great sized more than double bedroom, again with cottage windows to enjoy the views.



The family bathroom has a separate shower, freestanding wash basin and a WC - Why not relax in the large panelled bath. There is also a separate WC off the first floor landing.









Head back through the lounge and beyond the French doors is a fabulous stone lined terrace, a great spot for a dining table to enjoy breakfast in the morning sun. This pretty cottage garden is awash with colour with a wealth of mature plants and shrubs, small pond and with a lawn which sweeps away to the end of the garden, Designed with entertaining in mind, there is with plenty of space to accommodate patios and seating areas, ideal for capturing the last of the evening sun. Soak up the splendour of this perfectly private setting.





# About... Lustleigh

Lustleigh is often described as one of the prettiest villages on Dartmoor, with beautiful thatched cottages and winding lanes. St. John's church and The Cleave, a popular pub set in a 15th-century thatched building, are at the very heart of the village. There is also a superb general store and post office known as The Dairy, a tea room, village hall, preschool and a community orchard with a playground. The village, situated in the heart of the Wrey Valley, has long been a popular hotspot for walkers and those who are seeking a quintessentially British village.

Within a 15-minute drive are the local market towns of Bovey Tracey and Moretonhampstead for daily essentials. With its antique shops, cafes, artisan bakery and award-winning fishmongers, Ashburton is also close at hand. Historic market towns of Chagford and Totnes are a 20 and 40-minute drive, respectively, both with a range of independent shops, stores and markets.

Despite its rural position, Lustleigh is readily reached by road. The A38, also known as the Devon Expressway, is a short drive away and provides good access to Exeter in addition to connecting to the A30 and the M5. Newton Abbot is situated on the Great Western railway offering access to London Paddington with a journey time of just over two and a half hours, calling at Reading, Taunton and Exeter. There is also a regular service to Bristol.

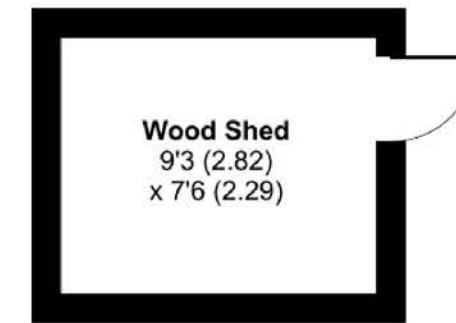
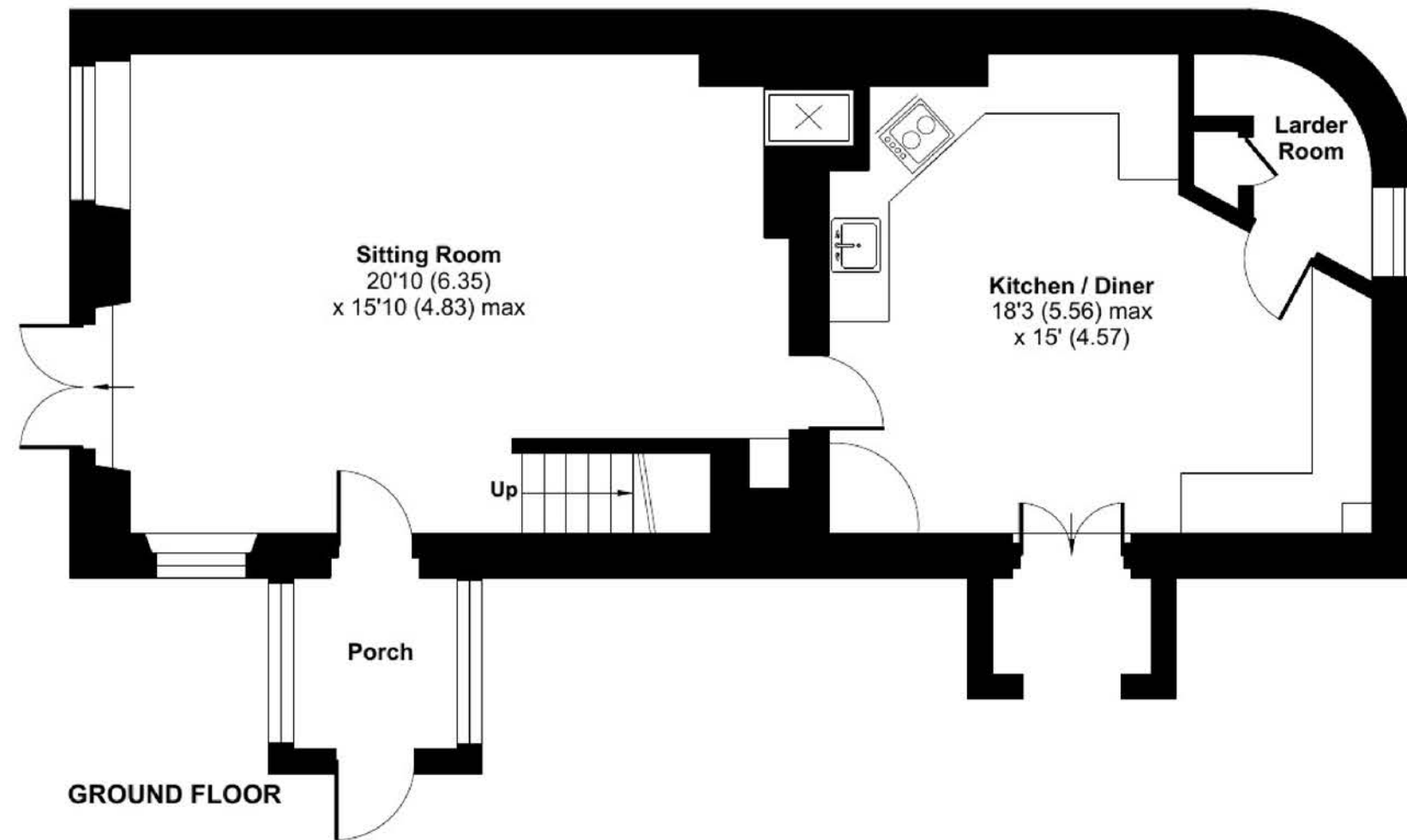




# Floorplans

## Moorlands, Pethybridge, Lustleigh, Newton Abbot, TQ13

Approximate Area = 1409 sq ft / 130.9 sq m  
Outbuilding = 69 sq ft / 6.4 sq m  
Total = 1478 sq ft / 137.3 sq m  
For identification only - Not to scale



**OUTBUILDING**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1017938

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only





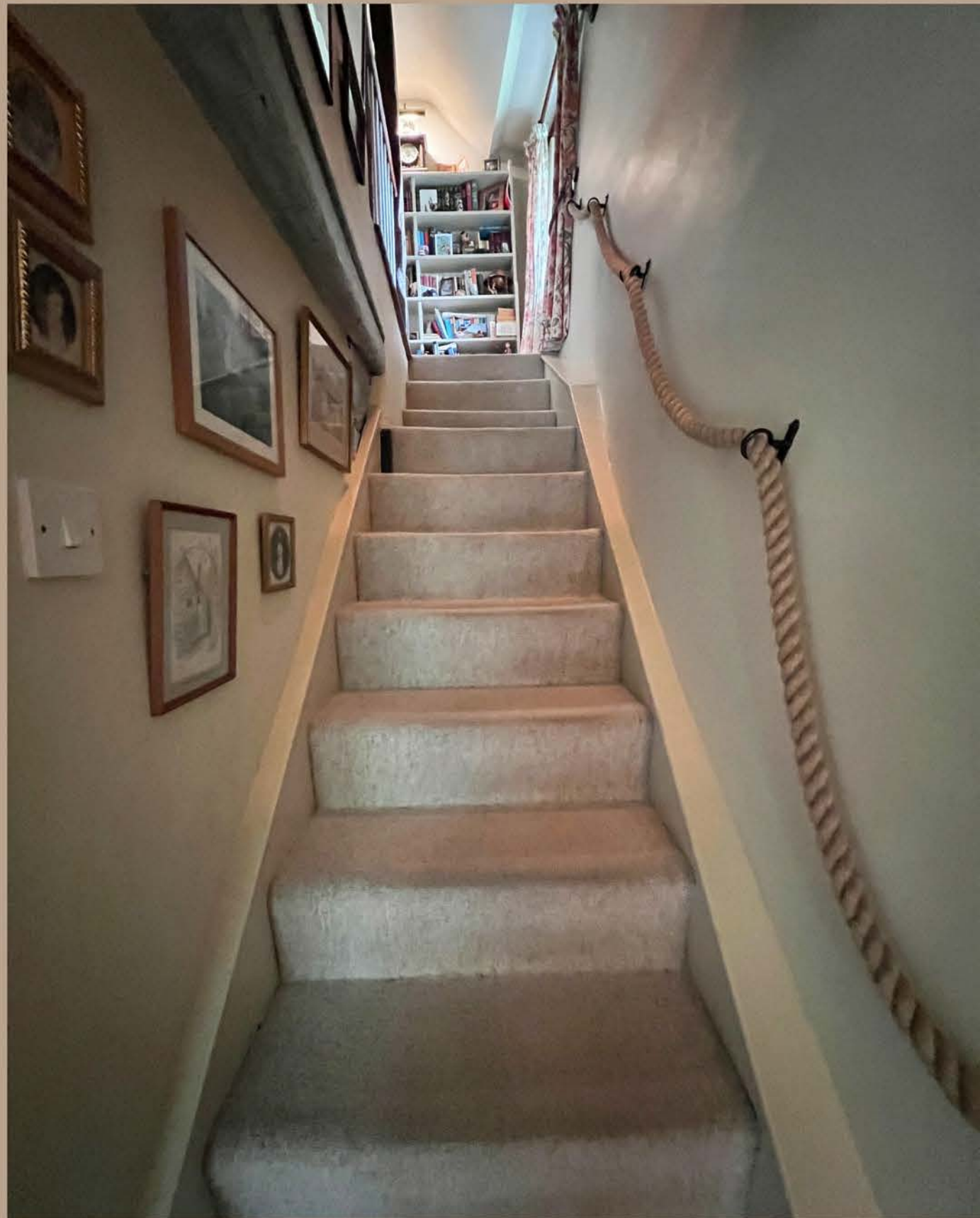
## The Little Details...

- Detached Period Cottage
  - Three bedrooms
  - Private Cottage gardens
  - Sought after location
- A beautiful home with parking
- Attached Stone Wood Shed
  - Freehold
  - EPC F
- Sought after Dartmoor village

SERVICES - Mains electric, water and drainage. Oil fired central heating

UNIQUE OPPORTUNITY - The neighbouring property, Pethybridge Farmhouse is also for sale, presenting a rare and advantageous opportunity for potential buyers. The proximity of these homes offers convenience and flexibility, making them an excellent choice for those seeking extra space or Investment potential.









SAWDYE & HARRIS  
CELEBRATING 175 YEARS





**SCAN ME** to book a viewing  
or call the Sawdye & Harris team on 01364 652652

