

PETHYBRIDGE FARMHOUSE

LUSTLEIGH • DARTMOOR • DEVON





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Situated on the edge of this highly regarded and ancient Dartmoor village, this beautiful home has exceptional character combined with the comforts of modern living. This property has immense appeal and we are sure you will be enchanted by all that it has to offer - read on and you are sure to remain captivated.



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Your attention is drawn to the Important Notice on the last page of the brochure

Our sellers reflections - Why we have loved living here

“Pethybridge Farmhouse dates back six (or more) centuries, but has been regularly updated and looked after and has an attractive mix of comfort and interest. The thick walls double as heat preservers, while coloured windows bring pretty sunlight. Whilst my modern kitchen and bathroom equipment makes life easier.

Outside there is a variety of plants and trees, including apples and pears. Further away, but only a short walk, are the village shop, post office, children’s playground, church and pub, while a similar distance the other way is the path to local woodlands and Dartmoor. Only a few miles away, one can easily get to schools, railways, doctors and every other necessity.

So, come to a friendly community in a beautiful setting, which has looked after me and my children for 25 years. We will be sad to leave a warm community, but need closer access to facilities, now that I am not able to drive.”



Welcome

Pass through the covered porch leading to the impressive front door. To one side is a very useful boot room /utility with a butlers sink, oil fired boiler and window to the side.

Head on through into the entrance hall with its wide oak doors, plank and muntin screen and stairs to the first floor. Tucked away to the rear is a downstairs shower room with WC and pedestal wash hand basin.

Lift the timber latch door to your left and enter the sitting room where you can feel the warmth an heart of this charming home.





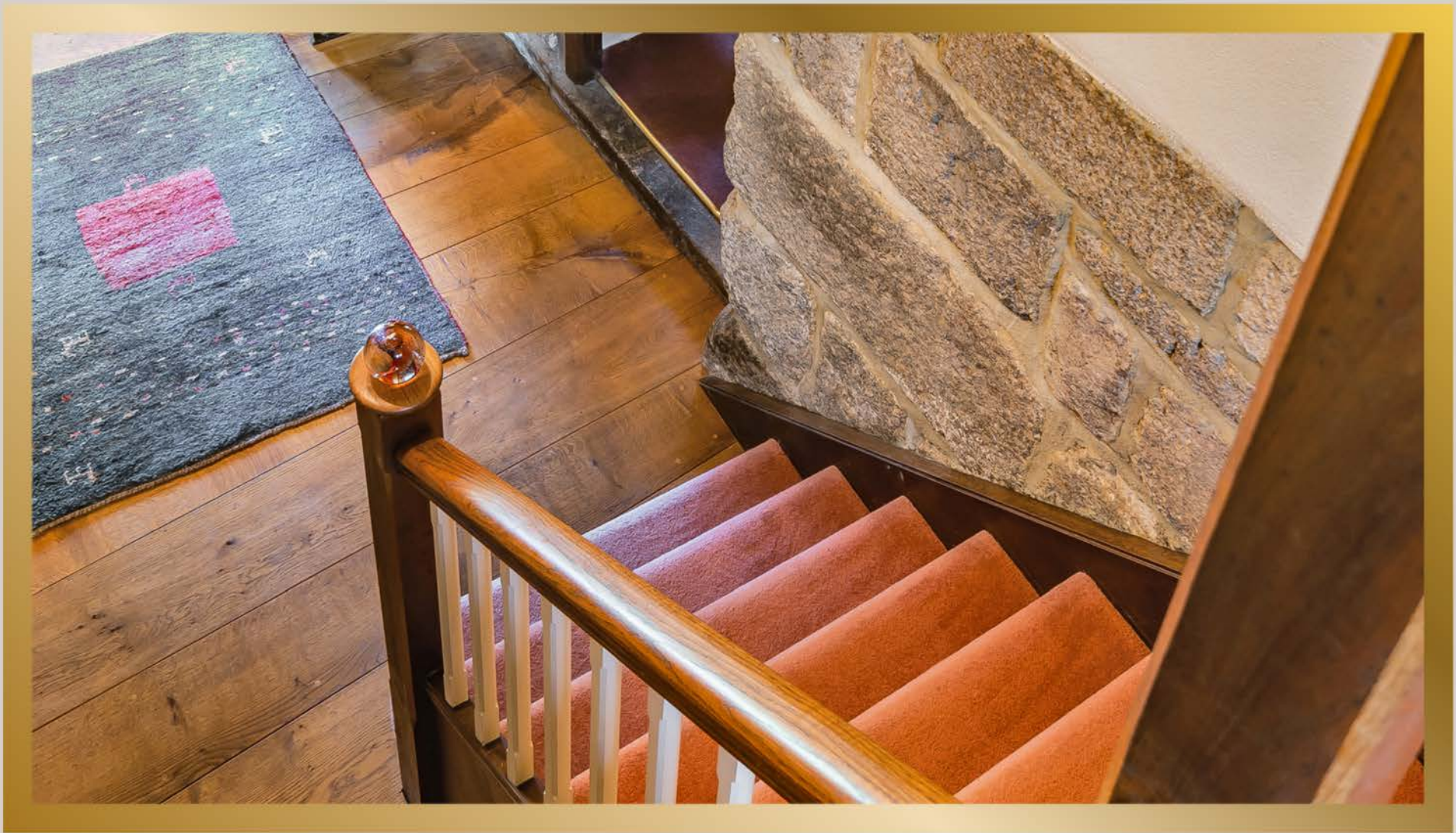


This lovely sitting room boasts impressive timber beams and also offers windows on both the front and rear elevations, as well as a stunning granite fireplace with a multi-fuel burner on a raised plinth. At the far end, you'll find another reception room that's currently being used as an office. It features a door to the rear and a multi-paned window to the front, along with exposed timber beams that add to the room's overall charm and warmth.





Make your way back through to the entrance hall and into the charming kitchen/dining room, boasting multi-paned windows that provide a picturesque view. The kitchen is a delightful space, featuring a country-style design with plumbing for a dishwasher, stainless-steel sink, and wide timber work surfaces. A unique highlight of the room is the cream electric AGA, complemented by the plank and muntin screen to one side. The walls are partially panelled, giving the space a warm and inviting feel, perfect for whipping up delicious treats. Exposed timber beams and recessed spotlights complete the look, making this room a beautiful and functional space.



Returning to the entrance hall, the original timber staircase leads up to a carpeted landing which extends left and right. There are more exposed timbers and windows to the rear - its time to discover the bedrooms.

Head upstairs



Four BEDROOMS sit to the first floor, each with their own unique charm and character.

Enjoy the glorious views showcasing the gardens, village, stunning countryside, and the vast open moorland beyond. Each bedroom offers many unique features including exposed beams, plank and muntin screen, ledged and braced doors oak flooring and granite fireplaces.





A well-equipped family bathroom ensures that every member of the household can enjoy ultimate comfort and convenience.

Outside

Outside, a charming cottage-style" garden sits to the front of the property with a meandering central granite path leading to the front door. This lovely garden has granite planted borders with flowering plants and mature shrubs. There is also a tucked away "hidden garden" to the other side of the lane, accessed to the side of the garage which offers a good level of privacy.

There is a detached garage situated directly opposite the house and a gravelled parking space to the front.





The Little Details...

- 4 bedroom Grade II Listed home
 - Full of character and charm
 - Freehold
 - Council Tax Band G
 - EPC Band F
 - Private gardens
 - Idyllic setting
 - Garage and Parking

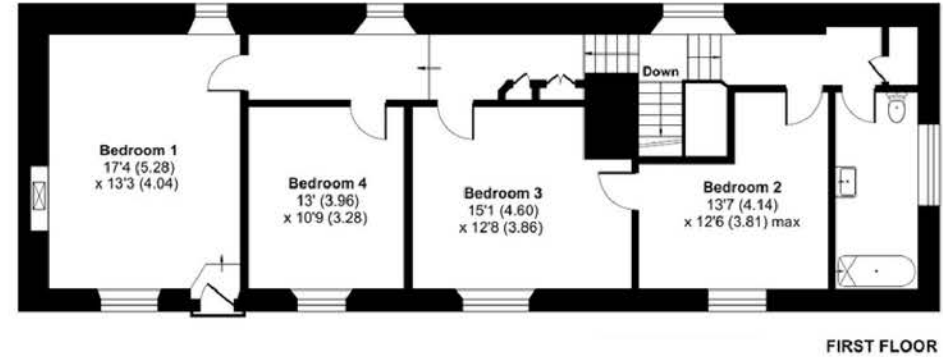
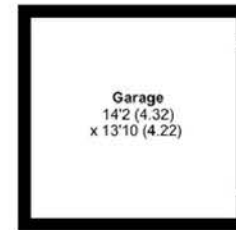
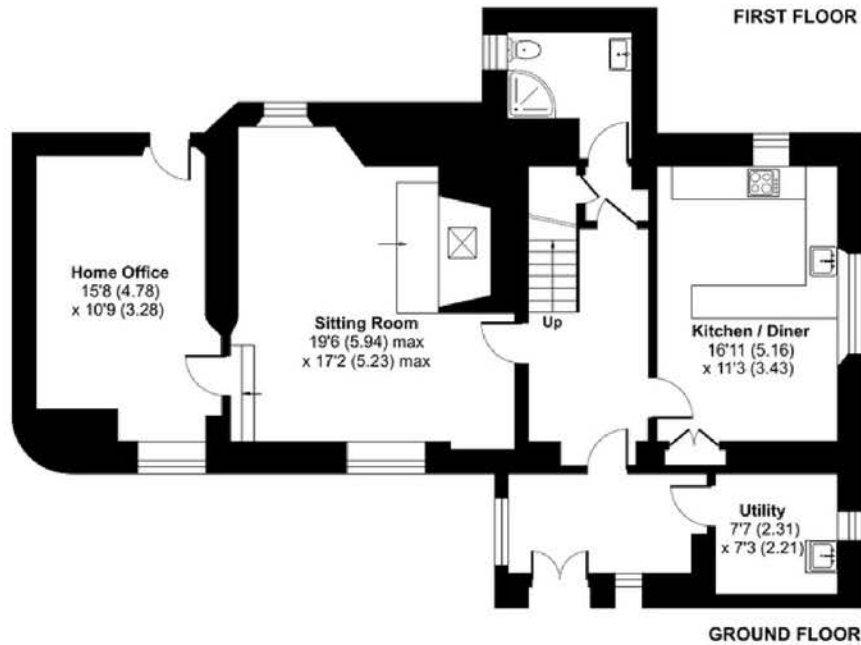
SERVICES

Mains water, electric and drainage. Oil fired central heating. Superfast Broadband.

Floorplans

Pethybridge, Lustleigh, Newton Abbot, TQ13

Approximate Area = 2213 sq ft / 205.5 sq m
 Garage = 196 sq ft / 18.2 sq m
 Total = 2409 sq ft / 223.7 sq m
 For identification only - Not to scale



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: 1017940

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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.





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