



# ONE NORTH HARTON COTTAGES

LUSTLEIGH • DARTMOOR • DEVON



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Ashburton 6 miles • Chagford 6 miles • Newton Abbot 13 miles • Exeter 27 miles  
(All mileages are approximate)

Nestled within a small hamlet and enjoying an idyllic situation on the outskirts of Lustleigh, sits this charming Grade II Listed home. Offering four bedrooms and dating back to the 17th Century this property will capture you with its inviting presence, period features and charm. In all extending to 0.21 acres in two plots.



**SAWDYE & HARRIS**  
**THE DARTMOOR OFFICE**

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DARTMOOR@SAWDYEANDHARRIS.CO.UK

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



# Welcome



An impressive FRONT DOOR leads you into the ENTRANCE HALL with a quarry tiled floor and doorway leading through to the REAR PORCH.

The entrance hall has part panelled walls and leads to an INNER HALLWAY with stairs to the first floor.

Situated off is one of the reception rooms with its leaded light window, window seat and a glorious view across the front garden. A brick chimney breast with Jotul wood stove adds a superb focal point.





Step into the KITCHEN/DINING ROOM, which serves as the heart of this home. This space offers country charm with a freestanding kitchen.

A Butler's sink with grooved timber work surface sits to one side as well as a beautiful fireplace set with a cast iron multi-fuel stove offering cooking and heat. A multi paned window to the front elevation and exposed timber beams all add to the overall charm of this lovely space.

Head through the side passageway into the second reception room with its impressive fire place with timber bressummer and granite surround together with a Villager cast iron wood burner set on a raised hearth. The exposed timber beams and multi paned window to the front complete this room beautifully.







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

Enjoy the views, showcasing the surrounding garden and countryside, and the open moorland beyond.





The FAMILY BATHROOM sits to the ground floor, situated off the inner hall. Fitted with a claw footed steel bath, WC and circular bowl set onto a wash stand. A modestly glazed window opens to the side elevation.





The gardens are beautiful and attract a great variety of wildlife as well as offering a quiet place to sit and enjoy your slice of Dartmoor.

# Outside

Outside, a charming "cottage-style" garden awaits, offering a space away from the hustle and bustle of life. Enclosed by stone walling and a timber gate. The gently sloping garden is partly laid to lawn with herb beds and flowering bed borders. Immediately adjacent to the rear of the house is a right of access to the rear lane as well as a gardeners toilet and storage space.

To the rear is an away garden and orchard accessed across a shared track and enclosed by low level stone wall with mature trees and hedgerow along one side. Planted here are various fruit trees and a superb BARN/WORKSHOP/STUDIO with additional lean-to storage.



# Key Facts for Buyers

**TENURE - Freehold.**

**COUNCIL TAX BAND - D**

**EPC - G**

## **SERVICES**

The property has mains electricity. The property has a private water supply which is spring fed and shared between four dwellings. There is private drainage via a Water Treatment plant which was installed in 2022.

## **BROADBAND**

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

## **MOBILE COVERAGE**

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

## **MORE INFORMATION FOR BUYERS**

For more information on this property, please click the link below - [Key Facts for Buyers - click here](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## **VIEWINGS**

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - [ashburton@sawdyeandharris.co.uk](mailto:ashburton@sawdyeandharris.co.uk)

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

## **BUYERS INFORMATION PACK**

A Buyers Information Pack (BIP) is available for this property. Please contact the agents to obtain your copy.

This property is "SALE READY" with a Reservation Agreement available through Gazeal the UKs NO 1. provider of Reservation Agreements.

Gazeal provides a faster and more secure home moving process which is recommended by Government in their How to Sell & Buy Guides. Our unique Reservation process provides a Commitment to the terms agreed by the Buyer and the Seller, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed. - read more here - <https://www.gazeal.co.uk/buyers>



# Floorplans

## Lustleigh, Newton Abbot, TQ13

Approximate Area = 1724 sq ft / 160.1 sq m

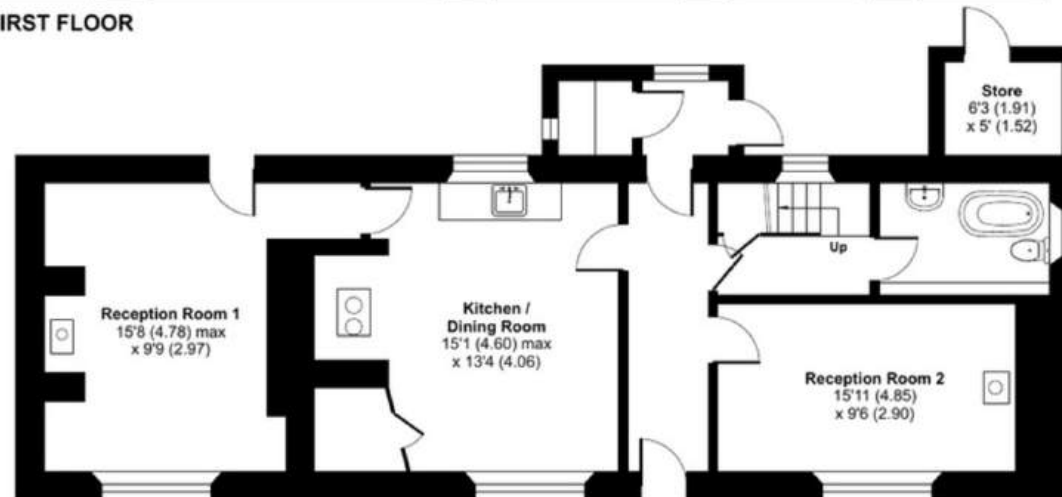
Outbuildings = 472 sq ft / 43.8 sq m

Total = 2196 sq ft / 203.9 sq m

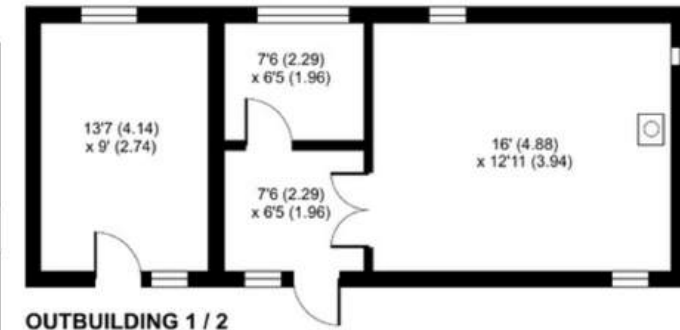
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7cheom 2024. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1103144



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North Harton Cottage is set in an elevated position close to Lustleigh Cleave. It is in a secluded and private setting off a shared private driveway and well off the public road.

This wonderful rural location gives unrivalled opportunities for outdoor recreation but remains accessible to everyday amenities. The village of Lustleigh is approximately 2.5 miles away. 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.

## About... Lustleigh





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A period home giving you the chance to discover rural family living in a sought after position, within the heart of Dartmoor.

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