



ONE NORTH HARTON COTTAGES





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LUSTLEIGH • DARTMOOR • DEVON

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 superb 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.

Appealing to those seeking a studio space to work from home, paint or just enjoy, this property is sure to capture your heart.

In all extending to 0.21 acres in two plots.



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

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# KEY FEATURES

- **A Home Full of Character** – Warm and inviting, perfect for those seeking a unique and tranquil retreat.
- **Charming Grade II Listed Home** – Steeped in history, dating back to the 17th Century.
- **Versatile Studio Space** – Ideal for working from home, painting, or creative pursuits
- **Beautiful Outdoor Spaces** – Extending to 0.21 acres across two plots, featuring gardens and scenic surroundings.
- **Idyllic Setting** – Nestled in a peaceful hamlet on the outskirts of Lustleigh, offering a superb countryside location - rural but not isolated.

This wonderful Grade II Listed home offers a rare opportunity to own a piece of history in the heart of the Dartmoor countryside. Thoughtfully reimagined over the centuries, the property blends 17th-century charm with modern functionality, creating a warm and inviting living space. With four well-proportioned bedrooms and a versatile studio space, it provides the perfect setting for those seeking a retreat, a creative workspace, or a countryside escape. Period features such as exposed beams and traditional fireplaces enhance the character of this unique home, while its superb setting on the outskirts of Lustleigh offers a peaceful yet well-connected lifestyle.









# Welcome



A striking front door opens into the entrance hall, featuring a quarry-tiled floor and access to the rear porch.

The part-panelled hallway leads to an inner hall, where stairs rise to the first floor.

Off the hallway is a charming reception room, boasting a leaded light window with a window seat overlooking the front garden. A brick chimney breast with a Jotul wood stove creates a stunning focal point.









The kitchen/dining room is the heart of the home, blending country charm with a freestanding kitchen. A Butler's sink, grooved timber work surface, and cast iron multi-fuel stove set in a fireplace add character, while a multi-paned window and exposed beams enhance the charm.

A side passageway leads to the second reception room, featuring a grand fireplace with a timber bressummer, granite surround, and Villager wood burner on a raised hearth, complemented by exposed beams and a multi-paned window.















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

Enjoy the surroundings, especially the quiet location and position of this lovely home.







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 modesty glazed window opens to the side elevation.







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



# Outside

Outside, the property extends to 0.21 acres across two plots, offering beautiful gardens, productive vegetable areas, and mature trees that frame the landscape.

The gently sloping outside space is partly laid to lawn, with herb beds and flowering borders adding charm. To the rear, an additional garden and orchard is accessed via a shared track, enclosed by low stone walls, mature trees, and hedgerow, featuring various fruit trees.

Whether you dream of cultivating your own produce, enjoying the rural surroundings, or simply unwinding in the charm of a historic home, this property provides a truly special opportunity. Its setting in a picturesque hamlet offers privacy, yet remains within easy reach of local facilities.





The BARN/WORKSHOP/STUDIO is a versatile space, ideal for creativity or practical use. Featuring exposed timber beams, a wood-burning stove, and ample natural light from multiple windows.

With additional lean-to storage, it offers both functionality and character, making it a valuable addition to the property.

There is a further craft workshop with tool bench between the workshop/studios and the 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 - [hello@sawdyeandharris.co.uk](mailto:hello@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 UK's 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

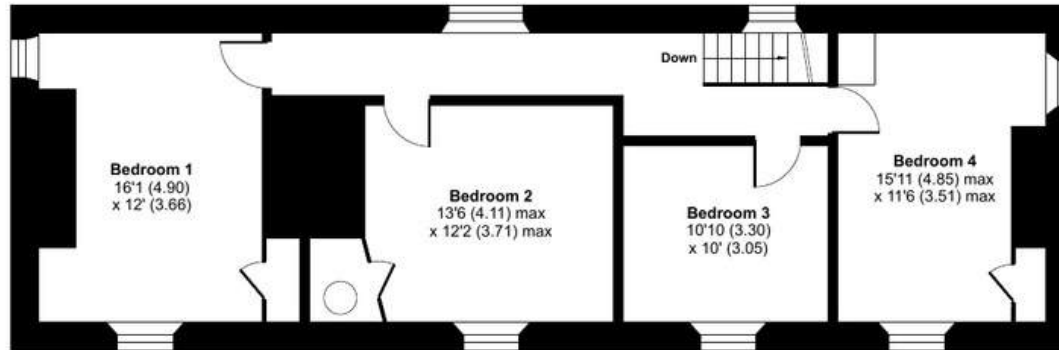
## Lustleigh, Newton Abbot, TQ13

Approximate Area = 1724 sq ft / 160.1 sq m

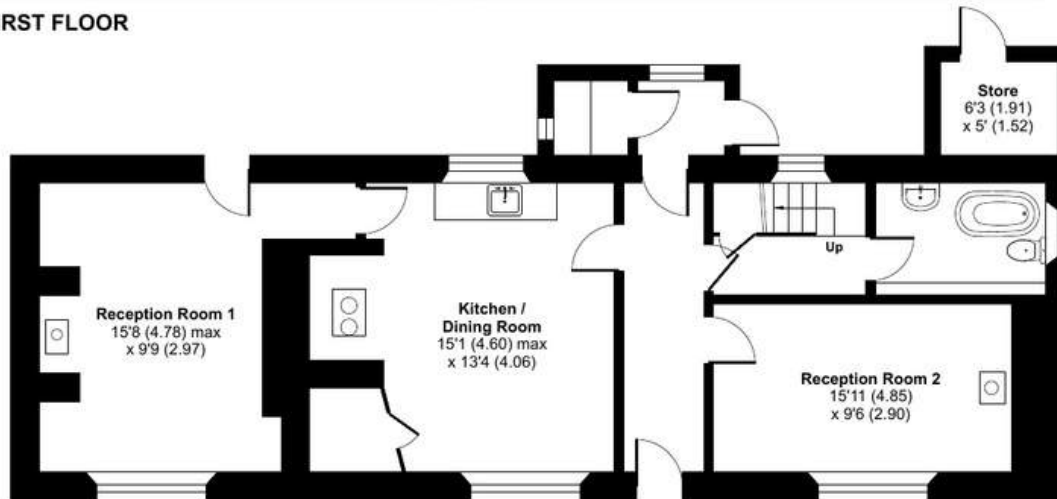
Outbuildings = 472 sq ft / 43.8 sq m

Total = 2196 sq ft / 203.9 sq m

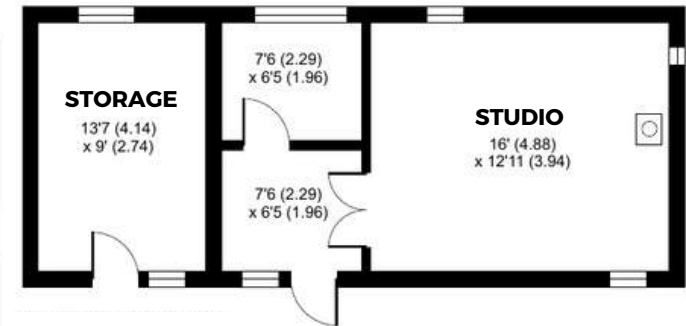
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



WORKSHOP/CRAFT OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n2cheom 2024. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1103144



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Not to scale  
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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













# ONE NORTH HARTON COTTAGES

LUSTLEIGH • DARTMOOR • DEVON

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

SAWDYE

CELEBRATING



HARRIS

175 YEARS