



Lower Woodlands, Pethybridge,
Lustleigh, TQ13 9TG

complete.
thoroughly good property agents

LOWER WOODLANDS, PETHYBRIDGE, LUSTLEIGH, TQ13 9TG

An exceptional detached family home set within beautifully landscaped grounds in the heart of Lustleigh, Dartmoor National Park. Offering five bedrooms, including a versatile self-contained top-floor annexe, elegant reception rooms, a detached double garage and sweeping gardens with a meandering stream, woodland and valley views, this is a truly unique home in an idyllic setting.

- Detached five-bedroom home
- Sought-after Lustleigh location
- Principal bedroom with en-suite
- Four further double bedrooms
- Top floor Annexe
- Stone inglenook fireplace with wood burner
- Study, utility and cloakroom
- Detached double garage
- Landscaped gardens
- Private, peaceful setting with views

*Set in Lustleigh,
within Dartmoor
National Park, the
property benefits
from
approximately 0.84
acres of land,
including attractive
woodlands.*



Deattached



Lustleigh



5
Bedrooms



3
Bathrooms



3 Reception
Rooms



Double Garage
Off Road
Parking



Garden 0.84 acres



Council
Tax: G











**Approximate Gross Internal Area 2997 sq ft - 279 sq m
(Excluding Garage)**

Ground Floor Area 1094 sq ft – 102 sq m

First Floor Area 1096 sq ft – 102 sq m

Second Floor Area 807 sq ft – 75 sq m

Garage Area 273 sq ft – 25 sq m

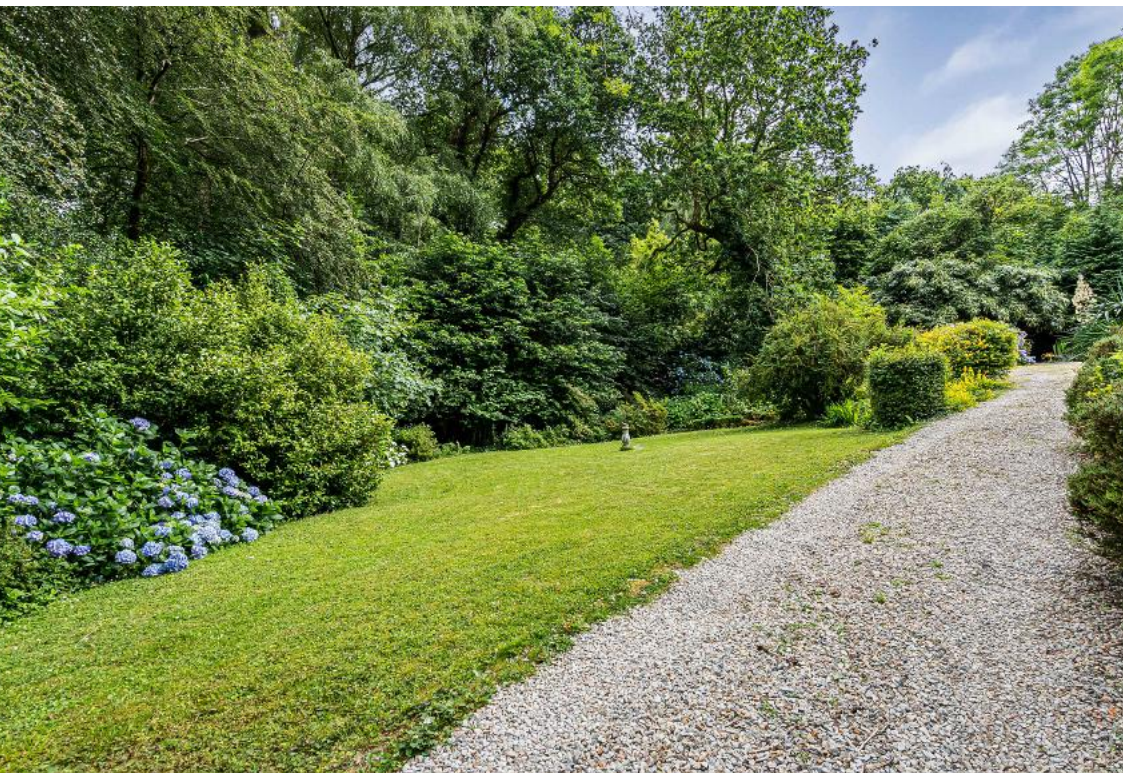


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



THE HOME...

Entering through the front door, you are welcomed into an impressive entrance hall with a striking galleried staircase that immediately creates a wonderful sense of space and grandeur. Large enough to accommodate occasional furniture and seating, it serves as an inviting reception area rather than simply a thoroughfare. A guest cloakroom/WC is conveniently positioned for visitors, while the staircase rises to the first floor. To one side of the hall is the kitchen, a bright and airy room fitted with an extensive range of shaker style wall and base units, integrated appliances and generous worktop space. There is ample room for a breakfast table, making it ideal for informal family dining, while a practical serving hatch provides a convenient connection to the dining area when entertaining. Beyond the kitchen is a study, offering a quiet space for home working, reading or hobbies. Filled with natural light, it could equally serve as a snug or playroom to suit individual requirements. A separate utility room, accessed from the kitchen, provides additional storage, laundry facilities and its own external door. The hallway opens into the elegant sitting and dining room, an impressive reception space extending the full depth of the house. At its centre is a striking exposed stone inglenook fireplace with a wood-burning stove, creating a wonderful focal point rich in character. The room flows seamlessly into the dining area, where large windows frame views of the gardens and provide an ideal setting for both everyday family life and larger gatherings.

The first floor offers well-balanced family accommodation centred around a spacious landing, with four well-proportioned double bedrooms and a beautifully appointed family bathroom. The principal bedroom is a superb retreat, with ample space for a super king-size bed and seating area. Extensive fitted wardrobes provide excellent storage, while the en-suite bathroom is fitted with a corner bath, WC and wash hand basin. Bedroom Two is another spacious double with fitted wardrobes and attractive views across the gardens. Bedrooms Three and Four are both comfortable doubles, each benefitting from built-in storage and offering flexible accommodation for family members or guests. Completing the first floor is the elegant family bathroom, featuring a freestanding roll-top bath, pedestal wash hand basin and WC, creating a relaxing space in keeping with the character of the home.

The second floor has been thoughtfully arranged as a self-contained annexe, providing outstanding flexibility for multi-generational living, guest accommodation or independent family members. Stairs rise to a bright open-plan living area where vaulted ceilings and rooflight windows create a wonderfully light and airy atmosphere. Combining lounge, dining and kitchenette space, the layout comfortably accommodates everyday living while remaining practical and welcoming. Adjacent to the living area is a private bathroom fitted with a bath, WC and wash hand basin. Completing the accommodation is Bedroom Five, a particularly spacious double with room for a seating area or home office, making it equally suited as the annexe's principal bedroom or an impressive guest suite. While currently configured as a self-contained annexe, this versatile floor could just as easily become a luxurious principal suite, teenager's retreat, home office or studio, adapting effortlessly to a variety of lifestyles.

Nestled within the highly sought-after Dartmoor village of Lustleigh, this impressive detached residence enjoys beautifully established grounds of 0.84 of an acre surrounded by mature woodland, offering a rare sense of privacy and tranquillity. Accessed through a gated entrance, a sweeping gravel driveway leads to a generous parking area and a detached double garage. Elevated above the approach, the house is reached via broad stone steps, creating an impressive sense of arrival. The gardens are a particular highlight, with sweeping lawns, mature specimen trees, colourful flowering shrubs and established borders connected by winding gravel pathways. A delightful stream meanders through the grounds, enhancing the peaceful atmosphere and attracting an abundance of wildlife. Beyond the formal gardens, the grounds merge naturally into mature woodland, creating an idyllic setting with far-reaching views across the wooded valley and rolling Devon countryside. Elevated vantage points throughout the gardens provide spectacular outlooks that change beautifully with the seasons. Perfectly positioned within one of Dartmoor National Park's most desirable villages, the property offers an enviable balance of seclusion and accessibility, combining the peace of its remarkable setting with convenient access to Lustleigh's thriving community and the outstanding natural beauty of the surrounding moorland and countryside.



LOCATION

Please check Google maps for exact distances and travel times. Property postcode: TQ13 9TG
what3words; Soup.trace.bubble, Bovey Tracey, Devon

Schools

- Bovey Tracey Primary School: 4.5 mi
- South Dartmoor Community College: 11.2 mi
- Stover School: 7.6 mi

Nearby

- Bovey Valley Woods: 1.1 mi
- Bovey Castle: 6.9 mi
- Bovey Tracey Golf Club: 3.4 mi

Transport Links

- Bus Stop, Rudge Hill, Lustleigh: 0.6 mi
- Exeter Airport: 24.3 mi
- Drumbridges A38: 6.5 mi



COMPLETE - Thoroughly Good Property Agents

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SIGNATURE HOMES

complete.