





# Marle Cottage Marle Cottage

## Lutton Ivybridge PL21 9SH

for sale  
**£240,000**



### Property Description

Marle Cottage is a charming and characterful terraced home set in the peaceful hamlet of Lutton, within the sought-after South Hams district. Believed to have been constructed before 1900, the cottage blends traditional features with tasteful modern updates, creating a warm and welcoming home ideal for those seeking rural tranquillity without compromising on comfort or accessibility.

Inside, the property showcases beautiful exposed wooden beams and a striking feature fireplace with a granite chimney breast housing a wood-burning stove — the perfect centrepiece for cosy evenings. The well-appointed modern kitchen offers a practical selection of wall and base units while retaining a cottage feel. Upstairs, you'll find two good-sized bedrooms, each filled with natural light, along with a contemporary family bathroom.

Externally, Marle Cottage continues to impress with a sizeable garden offering breathtaking views across open fields and towards Dartmoor. A stone and block barn provides excellent storage or workshop potential, adding to the property's practicality. The setting is wonderfully peaceful while still offering easy access to amenities, with Ivybridge's National Rail connections close by.

A delightful example of traditional Devon living, Marle Cottage is ready to be enjoyed as a full-time residence or country retreat.

### Entrance Hall

Double glazed door to the side aspect, door access to lounge and cloakroom

### Lounge

15' 6" max x 15' 2" max ( 4.72m max x 4.62m max )

Double glazed window to the rear aspect, exposed wooden beams, granite chimney breast, wood burner, radiator

### Kitchen

16' 4" max x 8' 2" max ( 4.98m max x 2.49m max )

Double glazed window to the side aspect, modern kitchen with wall and base units, sink and draining board with mixer tap, built in oven and microwave, induction hob, extractor hood, space for fridge, freezer and washing machine, part tiled, Vaillant boiler, stairs with understairs cupboard, exposed beams

### Cloakroom

Low level WC, corner wash had basin



## Landing

Double glazed window to the side aspect, skylight, loft access, storage cupboard, radiator

## Bedroom One

14' 4" max x 8' 8" max ( 4.37m max x 2.64m max )

Two double glazed windows to the rear elevation with far reaching views, built in wardrobes, radiator

## Bedroom Two

12' 3" max x 7' 9" max ( 3.73m max x 2.36m max )

Double glazed window to the front aspect, radiator

## Bathroom

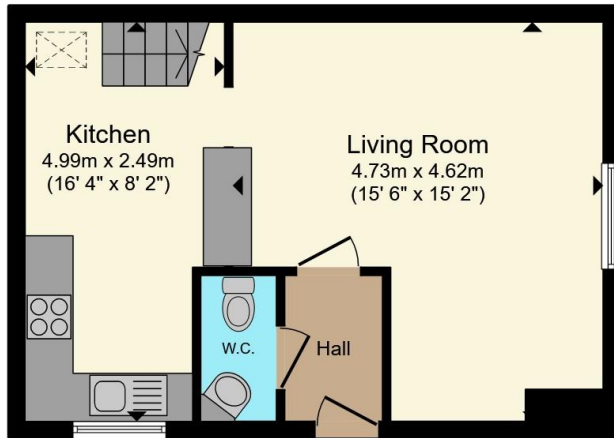
Double glazed obscured window to the side aspect, bath with shower over, wash hand basin, low level WC, radiator

## Garden

Good sized garden with incredible views over the fields and moors.







**Ground Floor**



**First Floor**

Total floor area 71.7 m<sup>2</sup> (772 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: E Council Tax  
Band: C

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Tenure: Freehold



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