



Aboveways  
Lustleigh | Newton Abbot | Devon | TQ13 9TR

 FINE & COUNTRY

# ABOVEWAYS





# INTRODUCTION

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Aboveways is a captivating detached residence occupying an enviable position within the heart of Lustleigh, one of Dartmoor's most cherished and unspoilt villages. Originally built in 1927, the property enjoys a remarkable setting where far-reaching countryside views, golden sunsets and an ever-changing natural backdrop create an exceptional sense of peace and wellbeing.

Set within beautifully established gardens of rare scale, Aboveways offers a lifestyle that is increasingly difficult to find — a home immersed in nature, yet just a short five-minute stroll from the vibrant village centre and its celebrated community spirit.

The property has been thoughtfully arranged to embrace its surroundings, with every room and window drawing the outside in. Whether enjoying morning coffee overlooking the gardens, entertaining in the grounds, or simply watching the evening light settle across the valley, the connection between home and landscape is ever-present.

Combining timeless character, flexibility for guests or multi-generational living, and extraordinary outdoor space, Aboveways is a truly special Dartmoor home.





# STEP INSIDE

A small entrance porch opens into a welcoming hallway where wooden flooring and the staircase rising to the first floor immediately set the tone for the home's warm and characterful interior.

The kitchen has been thoughtfully designed in a timeless country style, combining traditional charm with practical modern living. Modern cabinetry is paired with manufactured granite work surfaces, while multiple windows flood the room with natural light and frame delightful garden outlooks. Features include a Leisure electric range oven, integrated dishwasher, inset one and a half stainless steel sink and an open pantry area, creating a wonderfully sociable and functional heart to the home. A stable door provides direct access to the side pathway and gardens beyond, reinforcing the home's seamless connection to the outdoors.

Leading from the kitchen is a useful utility and storage room continuing through to a beautifully practical shower room complete with butler sink, washing machine facilities and additional stable door access to the garden — ideal after days spent outdoors enjoying the surrounding countryside.

The principal living room is an inviting and atmospheric space centred around a woodburning stove, with uninterrupted views stretching across the valley and surrounding countryside. The room offers ample space for both relaxed seating and formal dining, while an elegant archway leads through to a cosy snug area and onwards into the conservatory. With tiled flooring, panoramic garden and countryside views, and doors opening directly onto the terrace, this space becomes a natural extension

of the outdoors and an idyllic setting from which to enjoy the changing light and spectacular sunsets.

From the living room, an inner hallway with understairs storage and cloakroom leads to a generous ground floor double bedroom suite. Perfectly arranged for guests or independent living, the room enjoys direct access onto the decked terrace and is complemented by an ensuite shower room featuring a large walk-in shower.

Upstairs, a bright landing illuminated by a Velux window leads to the remaining bedrooms. The principal bedroom is undoubtedly one of the home's standout spaces, featuring wooden flooring, extensive full-width fitted storage and dual-aspect windows that perfectly capture the breath-taking valley views. The main window opens directly onto the property's most iconic outlook, creating the feeling of being completely immersed in the surrounding landscape.

Bedroom two is a spacious double room enjoying beautiful countryside views and featuring an ornate decorative fireplace, while bedroom three benefits from dual-aspect windows and an abundance of natural light.

The family bathroom is bright and generously proportioned, with useful eaves storage adding practicality, while a separate cloakroom completes the first-floor accommodation.









# SELLER INSIGHT

“ One of the first things that completely sold the house to us was the garden and the view. The moment we arrived, we were captivated by the openness, the incredible light and the far-reaching outlook across the valley. Being positioned on the light side of the valley makes such a difference — the house is constantly filled with sunshine and the sunsets are simply breathtaking. We often joke that we bought the garden with a house attached.

The garden has been at the centre of so much of our life here. It has become a real gathering place for family and friends and we have spent countless afternoons and evenings socialising outdoors, moving between the different seating areas and simply enjoying being surrounded by nature. Our grandchildren absolutely adore it here — they even call it ‘Nanny’s park’ because there is so much space to explore and play.

We also spend a huge amount of time in the conservatory. The views are incredible throughout the seasons and it always feels connected to the garden and landscape beyond. There is constantly something changing outside, whether it’s the planting, the wildlife or the shifting light across the valley.

The guest suite has worked brilliantly for us over the years too. Friends and family can enjoy their own independence from the main house while still feeling connected, and everyone who stays immediately falls in love with the peaceful atmosphere here.

Lustleigh itself is incredibly special and has such a genuine sense of community, which is becoming harder and harder to find nowadays. There is always something happening, whether it’s events at the village hall, the history society, pilates, yoga, badminton, quizzes or the gardening society. It is such a warm and welcoming place for all ages.

It’s also wonderful for family life. There are beautiful walks from the doorstep, and the village orchard — generously donated to the community — is such a special feature. We’ve loved having easy access to running, cycling and dog walking routes stretching towards Moretonhampstead and across Dartmoor.

Despite feeling wonderfully rural and peaceful, the location is incredibly convenient too, with easy access to the A30 and A38, making the coast, London and even Cornwall surprisingly accessible.

Aboveaways has given us the best of everything — community, nature, privacy, views and a home that constantly draws you outdoors. It is going to be incredibly difficult to leave.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













# STEP OUTSIDE

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The gardens at Aboveways are undoubtedly one of the property's defining features, lovingly cultivated over many years, the grounds unfold into a series of enchanting spaces, each with its own atmosphere and purpose.

A sweeping lawn, formally a tennis court — unusually level for the village — create an immediate sense of openness and usability, while pathways meander through an extraordinary variety of mature planting, seasonal colour, and established borders. Numerous seating areas have been thoughtfully positioned to capture different aspects of the garden, from quiet shaded corners to spectacular sunset viewpoints overlooking the valley.

An orchard and productive vegetable garden further enhance the lifestyle appeal, creating a wonderful balance between beauty and practicality, while the overall setting encourages a slower pace of life immersed in nature.

There is ample parking on the driveway which continues to a car port and on to a second entrance, with full access via the neighbouring driveway. There is also a detached garage within the grounds, inaccessible to vehicles, but ideal for storage. Just beyond the property is a public footpath leading to the centre of the Village, just 5 minutes away.

Above all else, the gardens offer an extraordinary sense of tranquillity and connection to the landscape — a place where birdsong, changing light and far-reaching views become part of daily life.





# LOCATION

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Aboveways enjoys an enviable position within the highly sought-after village of Lustleigh, widely regarded as one of the most picturesque and community-focused villages within Dartmoor National Park. Surrounded by rolling countryside, wooded valleys and open moorland, the village offers an increasingly rare balance of tranquillity, natural beauty and genuine community spirit.

Renowned for its charming village green, traditional country inn, tea rooms, parish church and active calendar of community events, Lustleigh has retained a timeless atmosphere that continues to draw those seeking a slower pace of life without isolation. From Aboveways, the centre of the village can be reached within a gentle five-minute walk, allowing residents to enjoy the convenience of village life whilst returning home to complete peace and privacy.

The surrounding area offers endless opportunities for outdoor pursuits, with beautiful walks, riding and cycling routes directly from the doorstep, including easy access onto the open expanses of Dartmoor. The nearby towns of Bovey Tracey and Moretonhampstead provide a wider range of everyday amenities, independent shops, cafés and restaurants, while the larger market town of Newton Abbot offers mainline rail connections to London Paddington alongside excellent road links via the A38 to Exeter and the South Devon coastline.

For those seeking an exceptional village lifestyle immersed in nature, community and the beauty of the Devon countryside, Lustleigh remains one of the county's most special destinations.







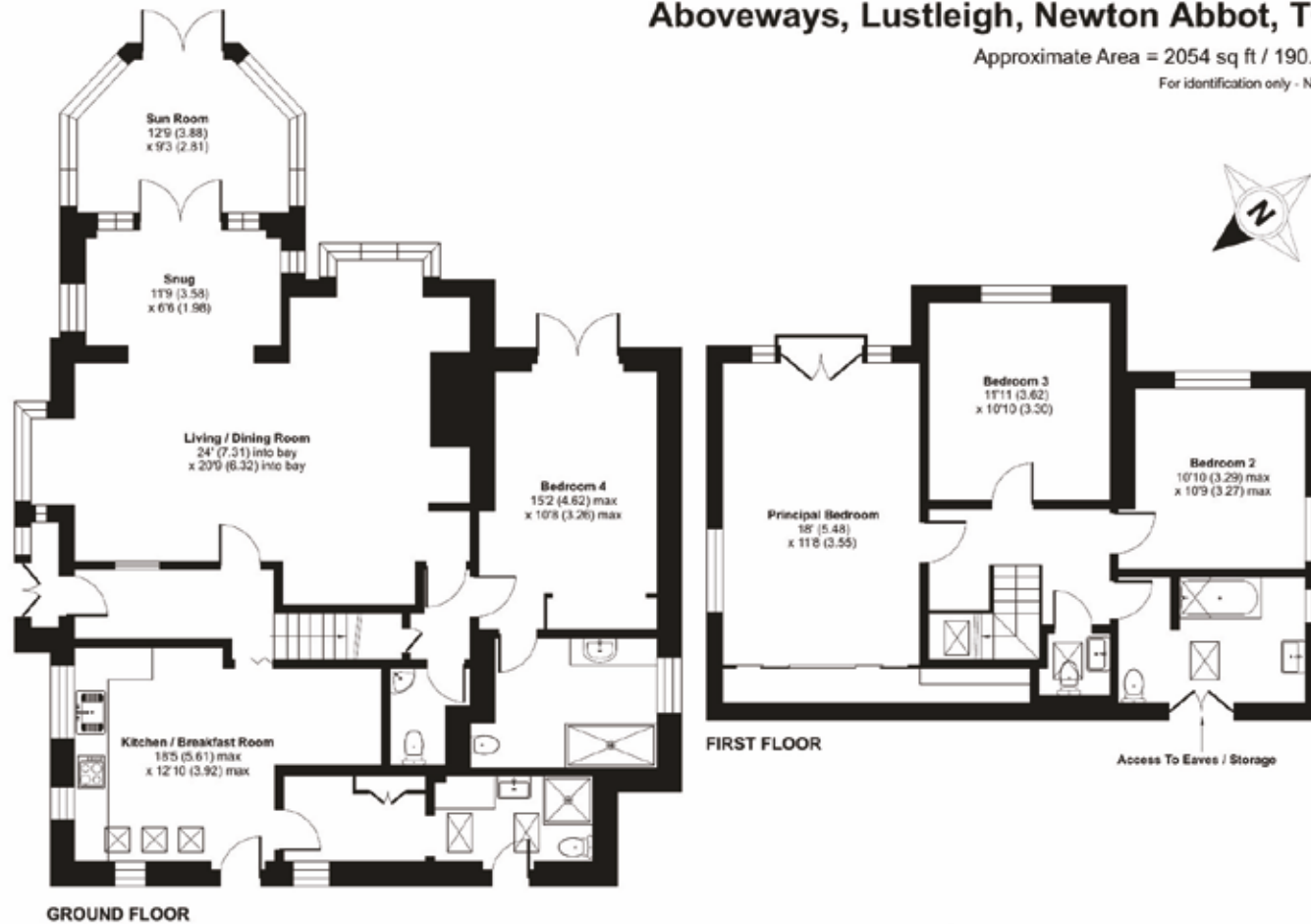
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# Aboveways, Lustleigh, Newton Abbot, TQ13

Approximate Area = 2054 sq ft / 190.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nzhcom 2026. Produced for Fine Home Sales Limited (Fine & Country) REF: 1463015

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	64 D
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed xx.xx.2026





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