

A photograph of two traditional white cottages with thatched roofs in Lustleigh, Dartmoor. The cottages are nestled at the foot of a steep, densely wooded hill. The foreground shows a grassy area and some potted plants. A dark semi-transparent banner at the bottom contains the text 'TWO POUND COTTAGES LUSTLEIGH · DARTMOOR'.

TWO POUND COTTAGES LUSTLEIGH · DARTMOOR

Welcome to Two Pound Cottages, Lustleigh



A LUXURIOUS ROMANTIC RETREAT OVERLOOKING LUSTLEIGH VILLAGE GREEN

There is something wonderfully inviting about arriving at this picture-perfect thatched cottage, set beside Lustleigh's much-loved village green. Its historic exterior opens onto interiors that balance traditional character with thoughtful contemporary touches.

Restored and furnished with a romantic escape in mind, the accommodation is arranged over two floors, with a welcoming sitting room, an attractive kitchen and dining space, a beautifully dressed double bedroom and an indulgent bathroom.

For a buyer seeking a Dartmoor bolthole, or an established holiday-letting opportunity, Two Pound Cottages offers a lifestyle that feels both distinctive and immediately appealing.

KEY FACTS

THE COTTAGE

- Grade II listed 17th-century thatched cottage
- Facing Lustleigh's village green, in the heart of the village
- Sitting room with a wood-burning stove in an inglenook fireplace
- Kitchen/diner with Belfast sink and granite worktops
- Utility space and useful storage
- Currently one bedroom, with potential to reinstate a second bedroom (subject to listed building consent)
- King-size bedroom open to a freestanding double-ended bath
- Separate first-floor shower room and WC
- Exposed beams and timbers throughout

THE OPPORTUNITY

- Established, highly rated holiday let, trading since 2018
- Rated 4.93/5 on Airbnb from 270+ reviews, with Guest Favourite and Superhost status
- Booked year-round by couples, not reliant on school holidays
- Walk to the pub, tea rooms, shop and Dartmoor footpaths
- Village recently used as a filming location for HBO's Harry Potter series
- Equally suited to a second home, a Dartmoor bolthole or permanent living



A warm welcome

The sitting room is full of the character and individuality that make this cottage so appealing. A rich blue feature wall provides a striking backdrop to the traditional fireplace and wood-burning stove, while comfortable seating, carefully chosen artwork and a wonderful mix of antique and contemporary furnishings create a space that feels both stylish and genuinely inviting.

It is a room designed for slowing down — returning from a walk across Dartmoor, lighting the stove and settling in for the evening. Thoughtful finishing touches, such as a record player, add to the relaxed, boutique-hotel atmosphere that the present owners have created.





The kitchen and dining space



The kitchen brings together cottage charm and contemporary practicality, with painted cabinetry, open shelving, attractive tiled detailing. a traditional-style sink and granite work surfaces. There is a pleasing sense of character throughout, while the adjoining dining space provides an intimate setting for leisurely breakfasts, relaxed suppers and evenings spent enjoying the simple pleasures of village life. An honesty bar adds a boutique-hotel touch.

With its considered styling and easy connection to the rest of the ground-floor accommodation, this is a kitchen designed to be both practical and inviting.



A romantic retreat for two

The first-floor bedroom is a welcoming and deeply comfortable retreat, styled around a king-size bed with an upholstered statement headboard, luxurious linen and carefully chosen antique and contemporary furnishings.

Soft textures, natural light and exposed timbers bring warmth and individuality to the room. The bedroom opens visually towards the generous bathing space, creating a particularly memorable suite-like arrangement.





An indulgent bathroom



One of the cottage's most distinctive features is its beautifully proportioned first-floor bathroom. The freestanding, double-ended bath invites long, unhurried evenings, while warm timber flooring and a view through exposed framing towards the bedroom lend the space an individual, intimate character.

Together, the bedroom and bathroom create precisely the sense of occasion that has helped establish Two Pound Cottages as a romantic destination.



A separate shower room with WC completes the first floor.

Village Life

Positioned overlooking the village green, the cottage places its owners or guests in the very heart of Lustleigh. The village offers an appealing sense of community, with a traditional pub, tea rooms, a village shop and footpaths leading directly into the surrounding countryside.

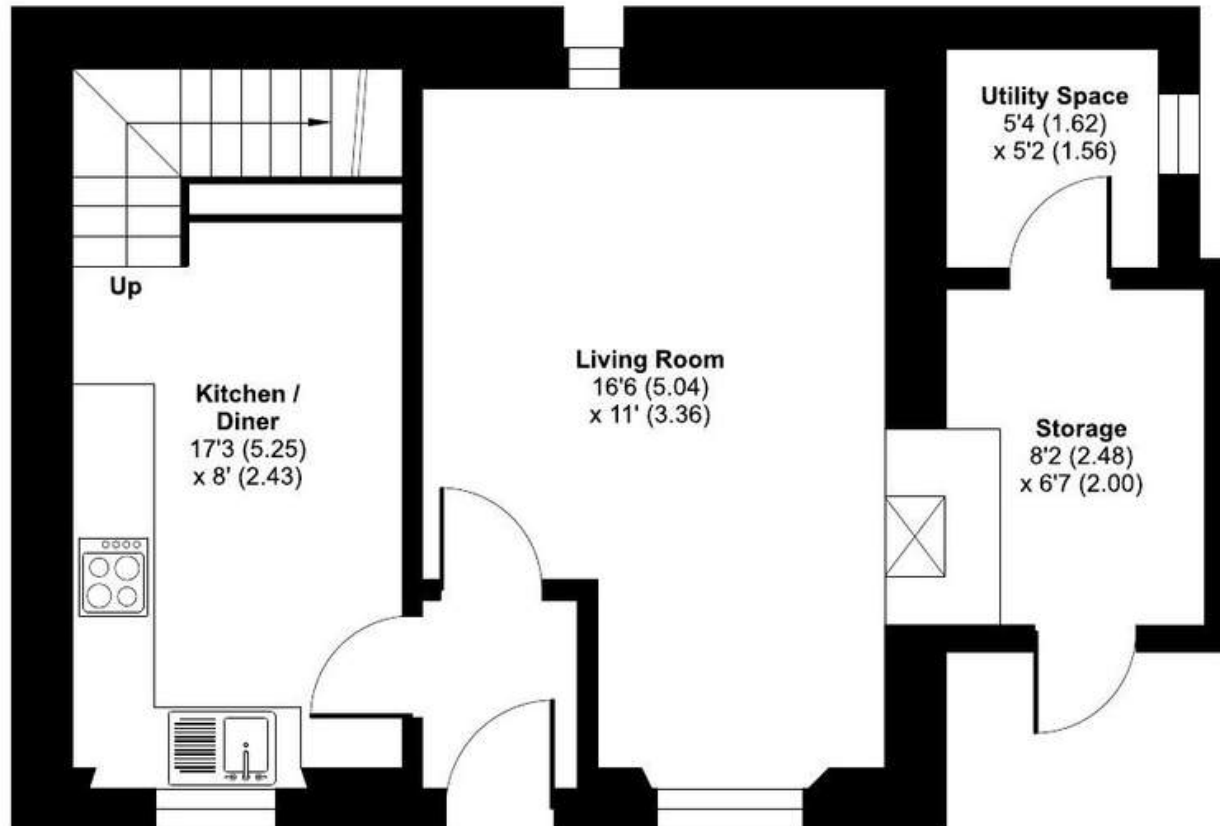
From here, walks through wooded valleys and onto the open moor are part of everyday life. The setting is one of the great pleasures of Two Pound Cottages: a distinctive period home with the beauty of Dartmoor on its doorstep.



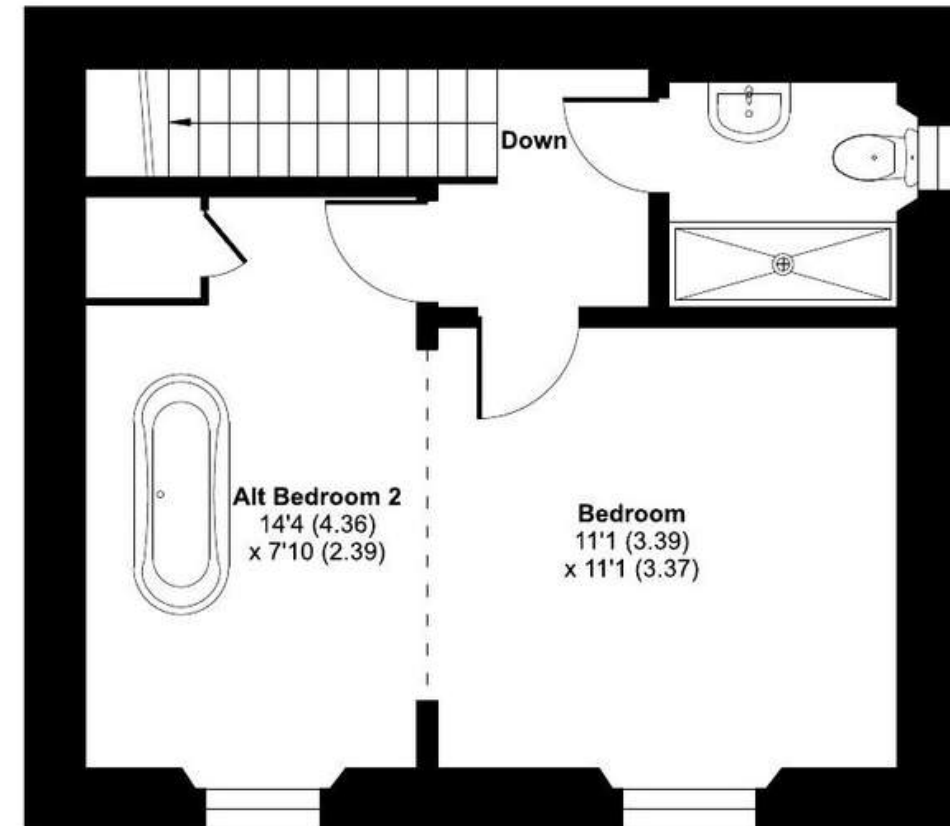
Two Pound Cottages, Lustleigh, Newton Abbot, TQ13

Approximate Area = 768 sq ft / 71.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



A Romantic Retreat. An Established Success

4.93 / 5

AIRBNB GUEST RATING

270+

GUEST REVIEWS

SUPERHOST · GUEST FAVOURITE

Two Pound Cottages is more than a beautiful Dartmoor cottage. Since 2018, the current owners have created a distinctive and highly regarded holiday retreat, styled for couples seeking a romantic escape in one of Devon's most picturesque villages. From the characterful interiors and luxurious bathing space to the finishing touches, every element has been considered to create a memorable guest experience, recognised with Airbnb Superhost and Guest Favourite status.

Because it appeals to couples rather than families, the cottage attracts guests throughout the year rather than relying on school holidays and the summer season. The business has typically generated gross annual letting receipts of approximately £30,000, excluding the exceptional trading conditions of the Covid staycation period. Looking ahead, Lustleigh's role as a filming location for HBO's Harry Potter series, due to air in 2027, has already brought national attention to the village and may introduce it to a new generation of visitors.

This offers a buyer the opportunity to continue an established holiday-accommodation business, subject to their own requirements, or simply to enjoy the cottage as a private Dartmoor retreat.

All letting figures and guest ratings are supplied by the sellers and relate to their period of ownership and operation. Gross receipts are before operating expenses, fees and taxation. Past performance is not a guarantee of future income. Buyers should make their own enquiries regarding accounts, permissions, business rates, furnishings and the transferability of any existing bookings or online listings.

Key Facts for Buyers

TENURE - Freehold. Please note the cottage is Grade II listed - [View the listing by clicking here.](#)

CONSTRUCTION - Traditional cob construction under a recently thatched roof (2026). Buyers are advised to check insurance arrangements for a thatched property.

COUNCIL TAX BAND - Currently rated for Business Rates with Small Business Rates Relief.

EPC - E

SERVICES

The property has mains electric, water and drainage connected. The property is heated with electric heaters.

PARKING

There is no parking with the property, but parking is available nearby on a first-come, first-served basis.

BROADBAND

Superfast broadband is available. For more information, please click on the following link - [Openreach 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

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.

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML Provider to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

A QUINTESSENTIAL DARTMOOR VILLAGE

Lustleigh is one of Dartmoor's most enchanting villages, with its picturesque green, thatched cottages, historic church and timeless rural atmosphere. Surrounded by beautiful wooded countryside, it offers the sort of village setting that visitors travel to Devon to discover.

The village is home to a traditional pub, tea rooms and village shop, while a network of footpaths leads through the Wray Valley and into the surrounding Dartmoor landscape. Its welcoming community, seasonal celebrations and historic character contribute to its enduring appeal.

A LITTLE HOLLYWOOD MAGIC

In October 2025, Lustleigh welcomed the production team behind HBO's new Harry Potter television series, with the village used for filming scenes associated with the fictional village of Godric's Hollow. The production brought an unexpected touch of Hollywood to this peaceful corner of Dartmoor, adding another chapter to Lustleigh's already colourful history.

With the village green immediately outside Two Pound Cottages, the property occupies a truly special position from which to enjoy everything this captivating Dartmoor village has to offer.

About... Lustleigh





TWO POUND COTTAGES
LUSTLEIGH, DARTMOOR



SCAN ME
TO BOOK
A
VIEWING

Our team would love to show you around

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Email: hello@sawdyeandharris.co.uk

