



WOODLAWN

Lustleigh, Devon



A BEAUTIFULLY PRESENTED LATERAL HOME

With lovely Dartmoor gardens on the edge of one of the area's prettiest villages

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Drawing room | Garden room | Kitchen/dining/sitting room | Utility room

First Floor: Four bedrooms | Two bathrooms | Study

Outside: Double garage and store | Large gardens

In all about 1.34 acres

Distances: Bovey Tracey 3.5 miles, Moretonhampstead 5 miles, A38 5.5 miles, Newton Abbot 9 miles, Exeter 21 miles
(All distances are approximate)

Offers in excess of: £1,250,000

SITUATION

Woodlawn is situated on the edge of Lustleigh, on the eastern side of Dartmoor National Park, in the Wray Valley, near to the wooded valley of Lustleigh Cleave and Houndtor Wood, bisected by the River Bovey and beneath Trendlebere Down and the open moor.

The picturesque village of Lustleigh is one of Devon's prettiest, being quintessentially English with its thatched cottages and period houses clustered around the village square, winding lanes and friendly atmosphere and there is a popular inn, The Cleave, village shop and post office, tea rooms, church and cricket ground. There is an active community with village hall and the annual Lustleigh Show.

There are 18 hole golf courses at Bovey Castle and Stover, whilst Bovey Tracey provides a driving range and 9 hole course. To the north and south are the moorland towns of Moretonhampstead and Bovey Tracey, providing a more extensive selection of amenities and there are several highly regarded primary and secondary schools in the area, including private schools at Stover and in Exeter.

Dartmoor is renowned for its spectacular scenery, with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers, and there are many opportunities on the doorstep for walking, riding, fishing, cycling etc.

The university and cathedral city of Exeter is within easy reach, via the A38, and in Exeter there are stations with mainline connections to London (Paddington and Waterloo), access on to the M5 motorway and an airport. There is also a mainline station at Newton Abbot and the A38 leads west to Plymouth, from where there are ferries to France and Spain.



THE PROPERTY

Woodlawn is situated off a quiet country lane on the edge of Lustleigh, in a beautifully peaceful and private Dartmoor setting, yet within easy reach of the A38, Exeter etc.

The house faces south, overlooking open farmland, and is beautifully presented, with the accommodation including the drawing room with exposed boarded flooring, wood burner and glazed doors opening to the lovely garden room with semi-polished tiled flooring, roof lantern and double doors out to the terrace and gardens. Also there is the L shaped open plan kitchen/dining/sitting room with fully fitted kitchen with island, dining area and sitting area with double doors out to the terrace and gardens making this home ideal for al fresco dining.

On the first floor the bedrooms and study have attractive views over the gardens and farmland and two of the bedrooms have a 'Jack and Jill' bathroom en suite. The bathrooms have good quality fixtures and fittings.





The entrance driveway leads up through the garden to a parking and turning area beside the house and the double garage and store to the rear. A broad paved terrace runs along the front, south, side of the house, with ornamental pond and providing delightful outside sitting and dining areas. The house stands within large, well maintained and well timbered Dartmoor gardens, partly flanked by high stone walling, with lawned areas, granite boulders, ornamental shrubs and trees and wooded area.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil heating.

Local Authority: Dartmoor National Park Authority: 01626 832093

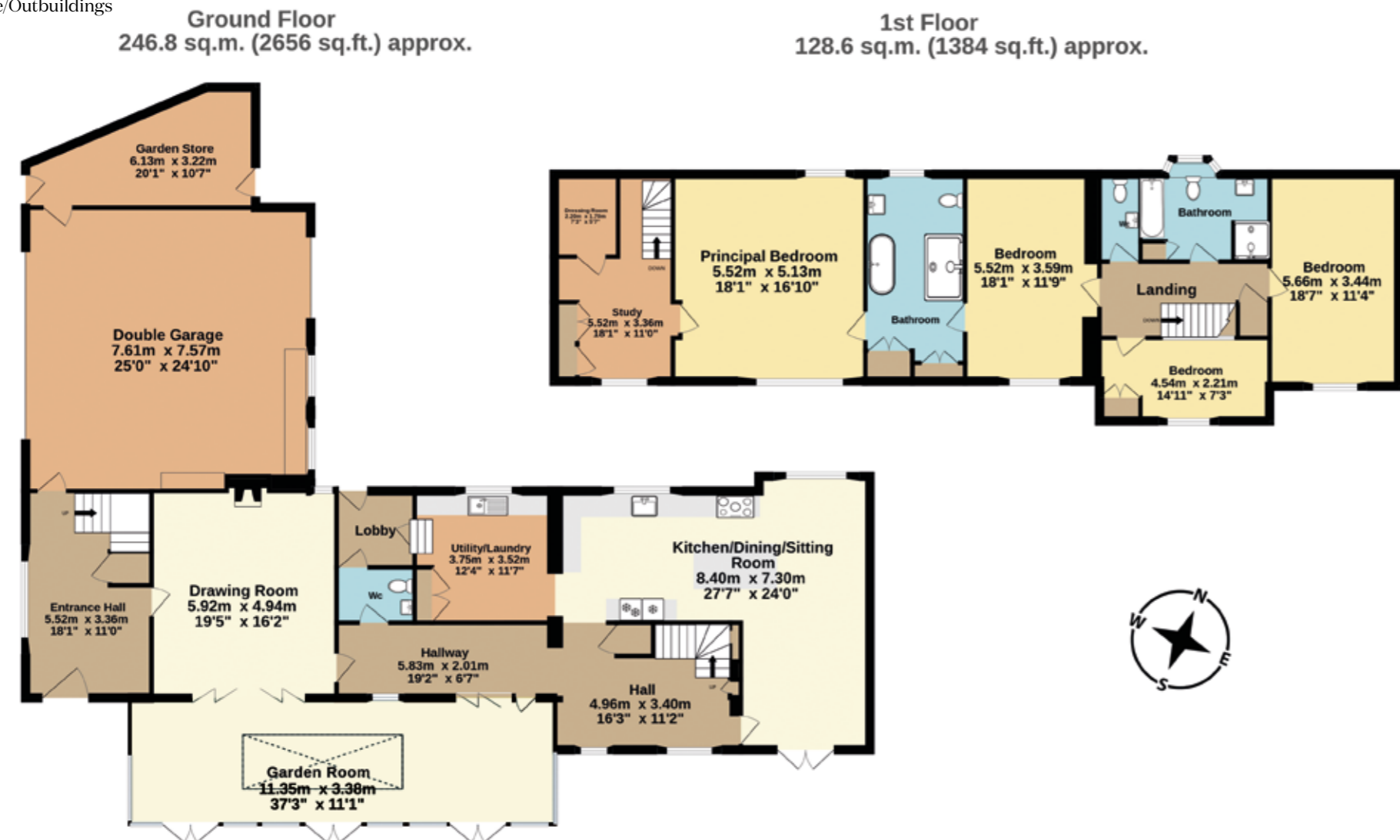
Council Tax: Band G

EPC: D

Directions: TQ13 9SH / What3words: ///mural.thumb.libraries
DO NOT TURN LEFT AT THE BAPTIST CHAPEL but take the route up Rudge Hill to the house.

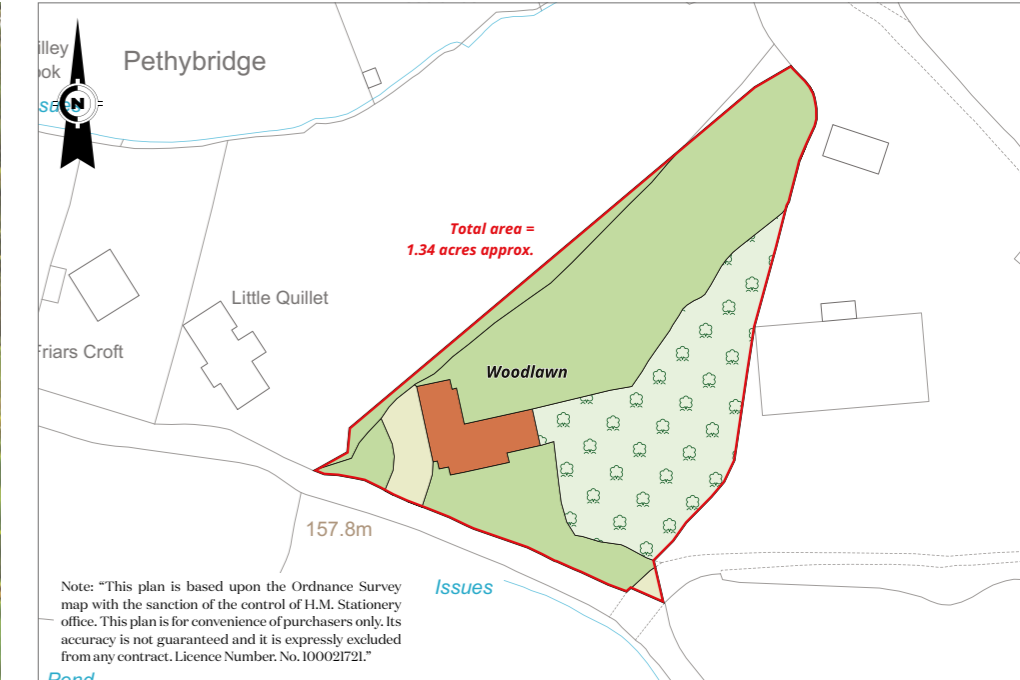


- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
375.3 sq.m. (4040 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Mark Proctor
01392 423111
mark.proctor@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

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