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properties



**Mametz**

Lustleigh, Devon TQ13 9SF

**£620,000 Freehold**



### The Property

Mаметz is a detached bungalow home built in 1974. It sits in a lovely quiet spot with rural views and has a garden and paddock extending to about 0.48 acres in total. Sited within the boundary is a summerhouse, fuel shed, workshop and a two bay stable with a large feed store. It would be ideal for someone who wants to keep goats, a pet sheep or a small pony as the large garden could be combined with the paddock for grazing. The present owners have been able to rent a nearby field which may be available to rent by negotiation. The residence is warm and comfy with a Green Aga in the kitchen for ambient heat and cooking and a multi fuel stove in the living room. There is plenty of parking and good access to the village which is just about a mile away. Fowlers strongly advise viewing to better appreciate this quiet setting and comfortable home.

### Situation

Mаметz sits on a wooded ridge overlooking the Wray Valley and is only about 1 mile from the village of Lustleigh where there is a Parish church, an excellent village shop and Post Office and a good pub. Moretonhampstead and Bovey Tracey are equidistant at about 4 miles away where there are more day to day and specialist shops, primary schools and pre-schools and surgeries for doctor, dentists and vets. The A38 dual carriageway is only about a 6 mile drive away.

### Services

Mains water and electricity. Septic tank drainage.

### Council tax band

Band E

### Directions

From the A382, take the road signposted into Lustleigh. After about ¾ of a mile you will cross the old railway bridge and then take a 90 degree left bend towards the village. Just before you drop down to the centre where the church is you will see a sharp turn up to the right which has an Unsuitable for HGVs sign. Take this lane and drive up the hill in the direction of Sanduck. A mile up the lane on the right you will come to the property called Mаметz.

What three words: villager.helps.parade

### Entrance

A granite walled visibility splay leads to the five bar gate into Mаметz where there is parking for 3/4 cars. The front door is to the right of the property.

- Set on a quiet lane above the village of Lustleigh
- Garden and paddock of 0.45 acres approximately
- A detached two bedroom bungalow in a rural setting with great views
- Two bay stable, workshop and useful sheds
- Entrance lobby and hallway
- Bathroom
- Bright sitting room with multi fuel stove and door to the terrace
- Kitchen/breakfast room with green Aga
- Single garage
- Summerhouse with power

### Entrance lobby

The upvc double glazed front door leads into the lobby which has a practical, non-slip tiled floor, a ceiling light point, a multi paned door into the hall and a wall mounted electric meter and circuit breaker box.

### Hallway

This has a upvc double glazed front window, two ceiling light points, a panelled door to a cloaks cupboard, multi paned doors to the living room and kitchen, panelled doors to the bedrooms and bathroom and a hatch to the loft with fitted ladder. There is an airing cupboard which houses the hot water cylinder and immersion heater.

### Living room

This is a triple aspect room with upvc double glazed windows and a picture window and doors to the exterior steps to the terrace and garden. There is a recessed fireplace with fitted multi fuel stove, slate hearth and lined flue, with an oak mantel shelf above. Coving is fitted, a TV point and the room enjoys a super view across the garden to the wooded flanks of the Wray valley.

### Bathroom

Fitted with a white suite of bath with fully tiled ceiling height splashbacks, a painted wooden side panel, shower /mixer taps, a pedestal wash hand basin, low level w.c., tiled window sills and two upvc double glazed obscure windows and two ceiling light points.





### **Kitchen/breakfast room**

This kitchen is fitted with a green oil fired Aga with tiled splashbacks, a Propane gas cooker point, a painted timber clad ceiling, a ceiling light point, a bank of fitted base units with stone effect roll top work surfaces and a stainless steel single drainer sink, space for freestanding kitchen cabinets, a fridge, washing machine and a conventional cooker. Upvc double glazed windows look out to the garden and driveway at the front.

### **Bedroom 1**

A rear facing double bedroom with a broad upvc double glazed window, a pendant light point and a view across the Wray Valley.

### **Bedroom 2**

A rear facing double bedroom with a built in double wardrobe, a pendant light point and a upvc double glazed window with a view across the Wray Valley.



## Exterior

### Single garage

18'8 x 9'6/5.68m x 2.89m. Attached to the side of the property with a metal up and over door, a concrete floor, power and light, plumbing for a washing machine and a upvc rear door and window.

### Workshop

15' x 6'11/4.57m x 2.10m. A timber framed workshop with power and light and a upvc window looking to the paddock.

### Fuel shed

11'3 x 6'3/3.42m x 1.82m. A timber shed with double doors and three internal bays.

### Summerhouse

11'6 x 9'5/3.5m x 2.87m. A timber built summerhouse with a covered verandah, glazed double doors, two windows and power and light.

### Greenhouse

8' x 6' / 2.44m x 1.8m. A metal framed greenhouse.





#### Rear garden

A large, sunny rear garden on a gentle gradient. It is laid to grass and has occasionally been used as pasture in conjunction with the attached paddock. It has a large paved terrace (22'4 x 10'2/6.80m x 3.09m) with a view across the Wray Valley, a timber built garden tool shed (7'8 x 5'8/2.33m x 1.72m) and a cut path to the lower part of the garden where there is a loose box (11'2 x 8'9/3.4m x 2.66m) and a gateway that leads to the included adjacent paddock.

#### Paddock

A stock proof paddock of about one third of an acre. It is adjacent to the main garden with gates to the garden at the bottom and top. It leads up to a stable yard apron and the stables.

#### Stable building

21'11 x 18'4/6.68m x 5.58m. This quality stable building has power and light and doors to two loose boxes which can be joined together by an internal hinged gate/panel to create a larger single space. At the back of the loose boxes is a big hay/feed store.





**VIEWING BY APPOINTMENT ONLY**

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