



Lower Hisley

Lustleigh, Devon TQ13 9SH

RENDELLS

Lower Hisley

Lustleigh, Newton Abbot TQ13 9SH

Guide Price **£1,250,000**

A private and beautiful house occupying an excellent elevated position within Dartmoor National Park with sweeping views over the surrounding countryside. Consisting of a four bedroom stone built farmhouse that requires updating, a range of single and two storey stone outbuildings with garaging and stables, all within a 41.73 acre plot of pasture and woodland, although available with less land if required. Offered with no upward chain.

- **Unlisted character 4-6 bedroom, three reception main house.**
- **Offering excellent rural views to the front.**
- **Extensive stone built Barns and Stores adjacent to the main house.**
- **Stables and Garaging**
- **Gardens including a Grade II listed Ash House**
- **In all extending to around 41.73 acres**

Lustleigh 0.5 miles, Bovey Tracey 3.6 miles, Exeter 20 miles. Newton Abbot mainline train station (9.3 miles). Approx 2.5 to 3 hours to Paddington. Exeter International Airport 23 miles approx.

Situation:

Lower Hisley occupies a very private elevated position close to the sought after village of Lustleigh, a small historic village nestled in the Wrey Valley, inside Dartmoor National Park between the towns of Bovey Tracey and Moretonhampstead. The village has often been named amongst the best or prettiest villages in the country in various publications, particularly due to the traditional thatched buildings in the village centre. The location is favoured for its interesting mix of period buildings, parish church, well regarded pub, tea rooms, shop with Post Office and more recently the Wrey Valley cycle trail connecting Moretonhampstead and Bovey Tracey with connections also to Newton Abbot. The village is surrounded by glorious countryside and located within easy driving distance of Exeter and Plymouth.

The house and land adjoins Hisley Wood, an East Dartmoor National Nature Reserve, with recognised heritage walks with plenty of wildlife on offer.

History:

Lower Hisley has probably been around since the 14th or 15th century but the original layout has changed over the years. It is known that the house experienced a fire around 1880, after which it was redesigned as a more impressive house in its current layout.

The current owner has a long association with the estate, having lived there since 1958. The property provided the ideal base for Cruft winning Gleghornie Corgis (until the 1970s) and the Hisley Pony Stud, the home of champion Dartmoor Ponies, right up until 2022. Since then the land has just been used for grazing.

The main house is unlisted but in the grounds there is a Grade II listed Ash House. The main house was repointed approximately four years ago and was rewired around 2011. It does still require internal works to bring it up to modern standards.

Approach

The initial drive from the council road is owned by Higher Hisley with a right of way existing for Lower Hisley to access its own private driveway which leads through to the main parking area to the front of the house.





Accommodation

The attractive double fronted stone house offers high ceilings throughout and is accessed via its own timber door into a traditional entrance hall with high ceilings and a picture rail. To either side are doors to the Sitting Room and Family Room both with secondary glazed windows offering great views to the front and both with fireplaces with either stone or brick surrounds.

The spacious Kitchen/Breakfast Room is located to the rear and requires extensive modernisation with an oil fired Aga. A passage leads through to the Dining Room, Pantry and rear Cloakroom with WC. There are further stores and a Boot Room with potential which provides doors back to the outside areas.

To the first floor there are also good height ceilings with four double bedrooms, two of which offer excellent far reaching rural views to the front, and two bathrooms, with a separate WC. Again modernisation works are required to almost all rooms. Stairs rise to two good sized loft rooms with potential to provide further double bedrooms or as use for hobbies or storage.

Outside

Immediately to the front, side and rear of the house are areas of attractive garden. There is also a further area of garden/orchard with a circular Grade II listed Ash house. Historically this was where, every night, the ash and embers from the house fires was taken so as to avoid the risk of a fire spreading in the main house.

Opposite the house is the spacious garage block with space for cars and or horse trailers with a useful array of further stone built outbuildings spread out alongside the house.

Outbuilding 1 is located to the left of the house and comprises former stables, useful either as stables or for storage with two hay lofts over.

Outbuilding 2 is a spacious stone built store barn (14.73m x 4.90m) to the ground floor with an open fronted Garage/Store (6.3m x 4.45m) to the side. To the first floor and accessed from the rear is a first floor storage barn with attractive timbers (14.73m x 4.90m).

Outbuilding 3 offers two Garages/Stores (5.64m x 5.28m and 7.29m x 3.35m) with a rear open fronted Log Store (5m x 3.05m). Generous space ideal for trailers/vehicles.

Outbuilding 4 offers four stables (each approx 2.84m x 2.79m).

It should be noted a path/bridleway exists running from the initial driveway but away from the house itself, behind some of the outbuildings to a pathway along the edge of the property leading to Hisley Woods.

The land is located to the front of the house and extends to approx 40.41 acres of mixed permanent pasture, woodland, and some wildlife habitats. It is loosely divided into approx 13 named fields with fencing and a couple of field shelters. There are extensive and far reaching rural views from some of the fields.

The total plot including the house itself extends to approximately 41.73 acres.





General Remarks & Stipulations:

Tenure:
Freehold with vacant possession.
Land Registry Titles: DN250364 & DN110033

Council Tax:
Band G (£3,874.73 for 2024/25)

EPC:
E47—potential for C77

Services:
Mains Electricity.
Private well water supply—tested and requires installation of a treatment system.
Private foul drainage system.

Local and Planning Authority:
Teignbridge District Council. www.teignbridge.gov.uk. 01626 361101.
Dartmoor National Park - www.dartmoor.gov.uk - 01626 832093

Access:
Right of way over a private drive owned by Higher Hisley providing access to its own private drive.

Sporting & Mineral Rights:
All rights belong to the property and will transferred with ownership.

Environmental Stewardship Schemes:
The land has not been registered with the Rural Payments Agency. It is not in any Environmental Stewardship schemes.

Wayleaves, Easements:
The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not. There is an existing Bridleway/Path which crosses the property and leads into Hisley Woods.

Fixtures & Fittings:
All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:
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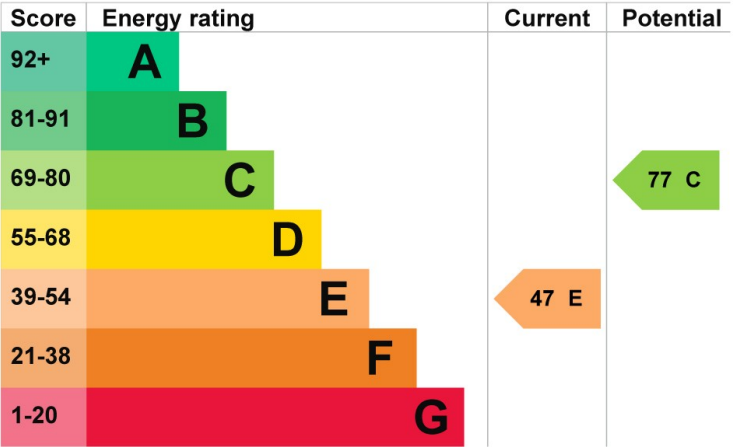
Boundaries, Roads & Fencing:
The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

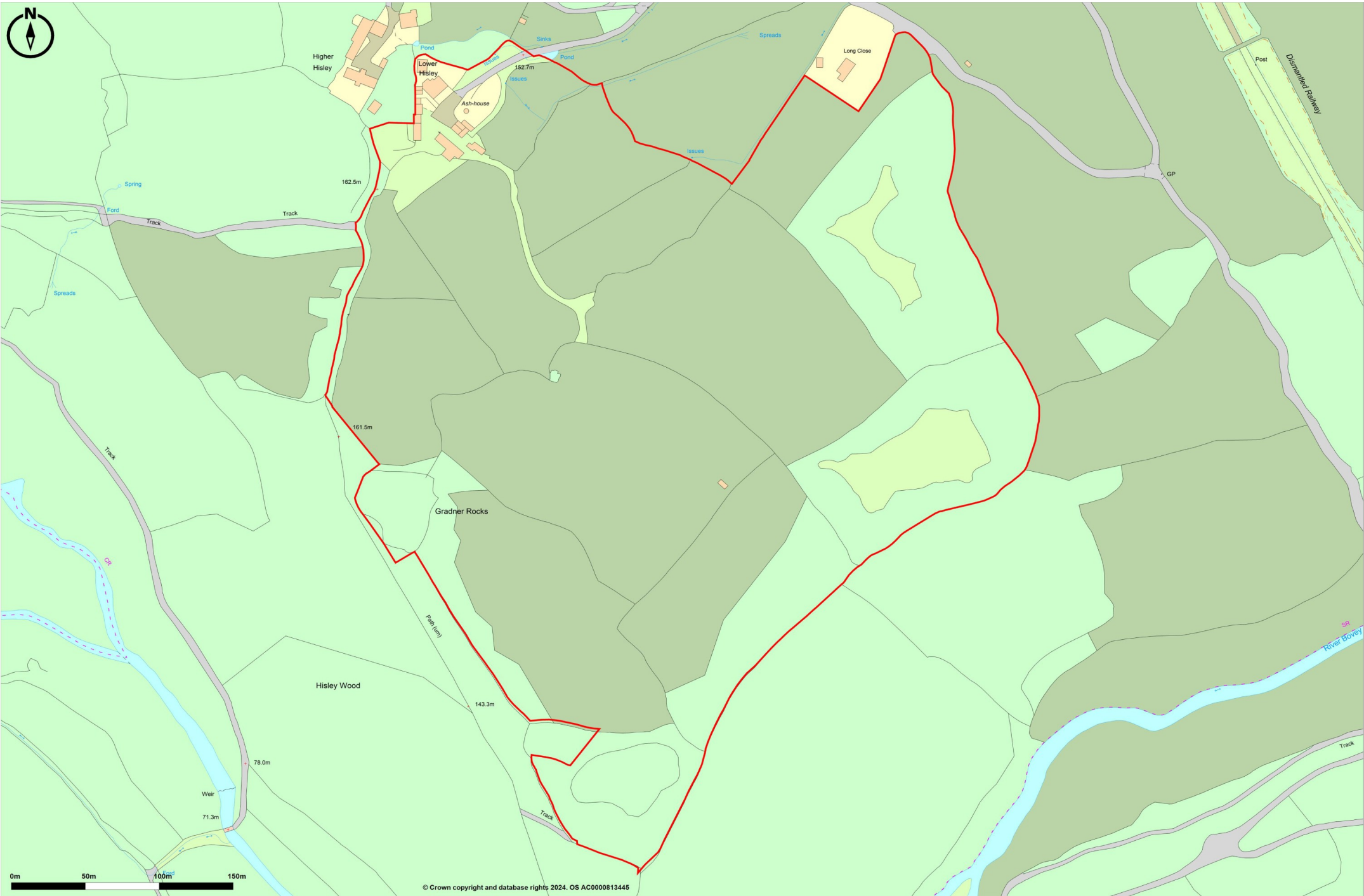
Viewings
Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277

Directions:
The best route from the centre of Lustleigh (by the Church) is to proceed towards the Post Office Stores and turn left onto Rudge Hill. Continue straight on this road, climbing past a house called Rudge on your right. At the T junction the entrance to Lower Hisley can be seen almost opposite, just to the left.

If approaching from Bovey Tracey be aware that there is quite a sharp turn left onto the drive. From Bovey Tracey itself take the B3387 signposted to Haytor and Widecombe. Follow this road past Parke and keep to the right signposted to Manaton. After approx 3 miles you will pass over a bridge over the River Bovey. Take the next left signposted to Lustleigh and Manaton. Continue for approx half a mile. There is a turn on the right to Lustleigh and immediately before this is a sharp left hand turn up the private drive leading to the property.

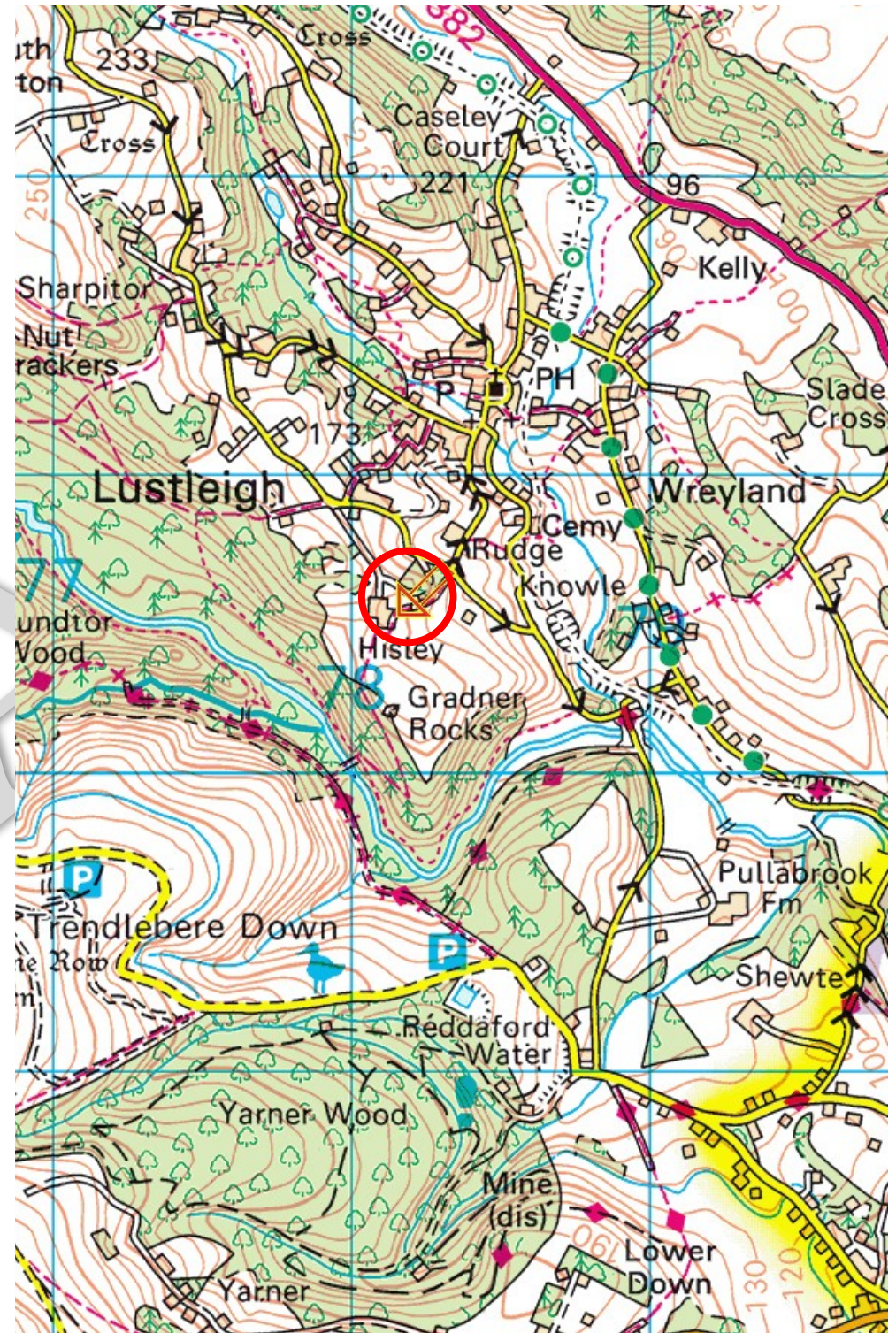
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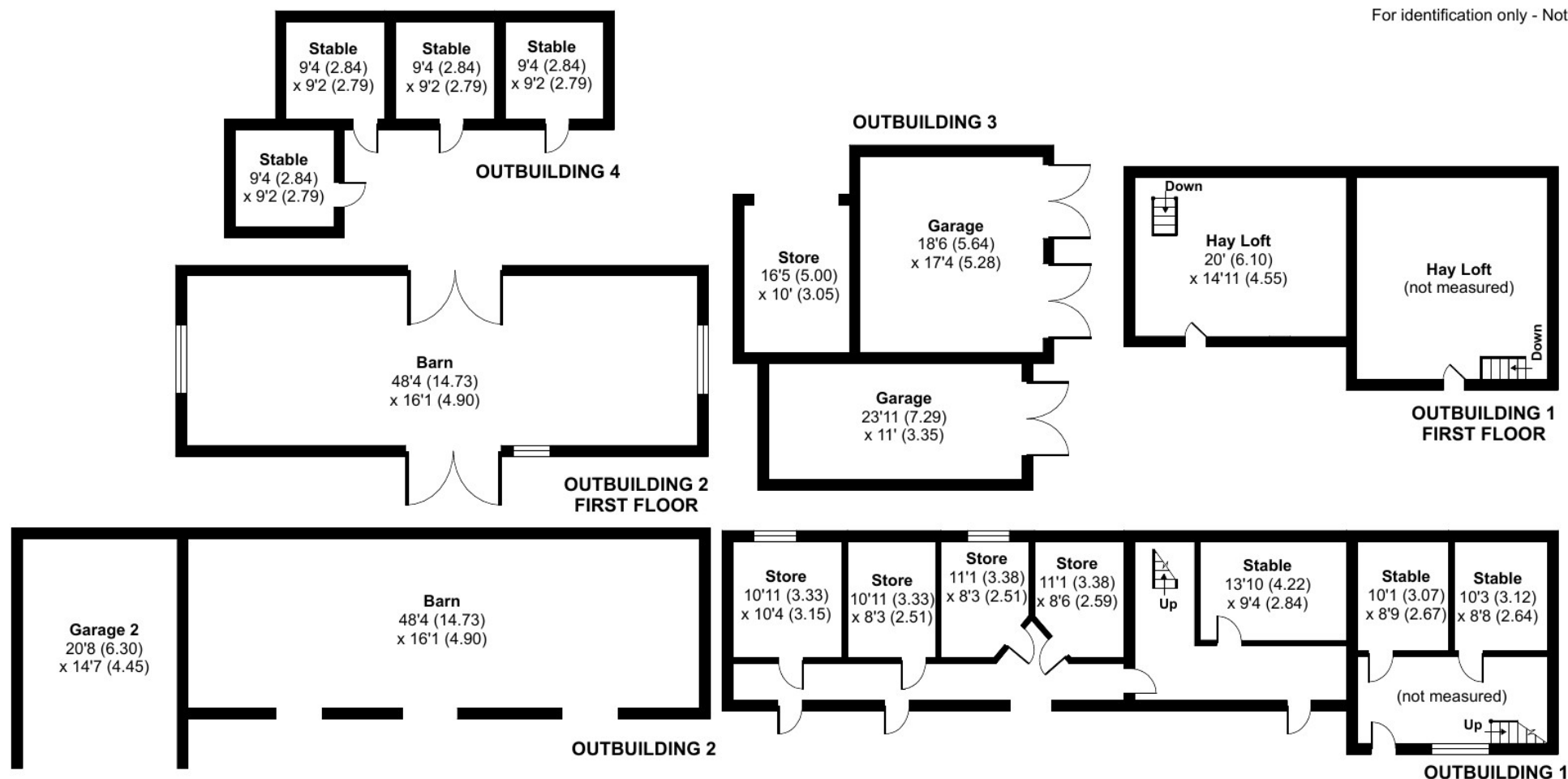
Lower Hisley, Lustleigh, Newton Abbot, TQ13

Outbuilding = 3787 sq ft / 351.8 sq m

Garage = 903 sq ft / 83.9 sq m

Total = 4690 sq ft / 435.7 sq m

For identification only - Not to scale

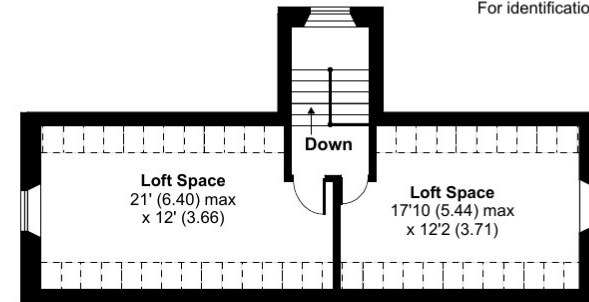




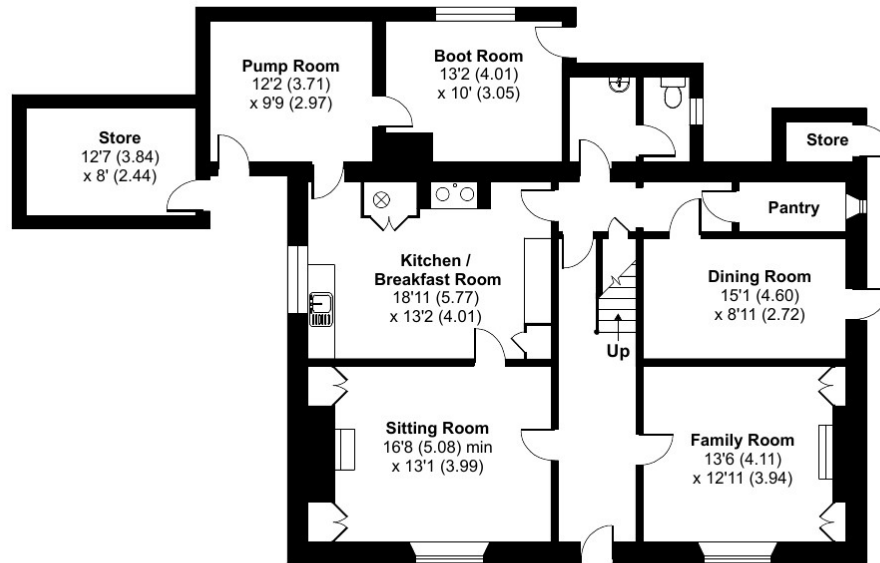
Approximate Area = 2830 sq ft / 262.9 sq m
Limited Use Area(s) = 146 sq ft / 13.5 sq m
Total = 2976 sq ft / 276.4 sq m

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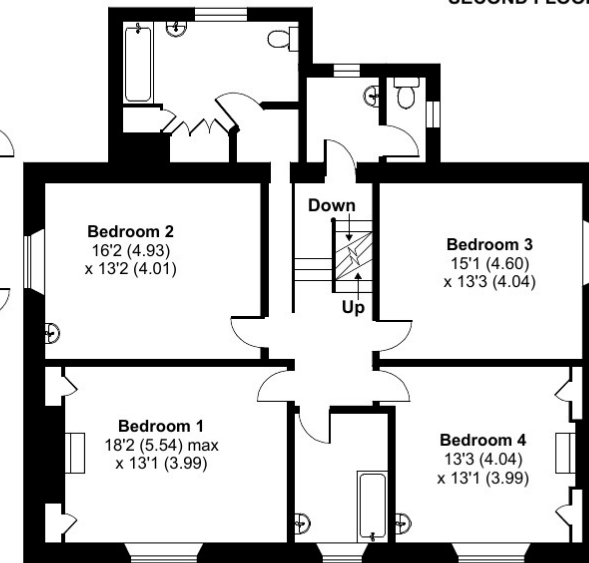
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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