

ROBIN HILL, KNOWLE ROAD, LUSTLEIGH, TQ13 9SP



complete.
thoroughly good property agents

ROBIN HILL, KNOWLE ROAD, LUSTLEIGH, TQ13 9SP

An impressive country residence set within 2.37 acres with electric gated access, extensive parking and stunning views towards the River Teign and Dartmoor. Offering spacious, versatile living, five bedrooms, annexe accommodation, garage, gym and beautifully landscaped gardens.

- Detached home set within 2.37 acres
- Gated entrance with sweeping driveway
- Five well-proportioned bedrooms
- Multiple reception rooms and study
- Dual-aspect sitting room and living room
- Large dining room
- Well-appointed kitchen, separate utility room
- Self-contained two-storey annexe
- Garage and separate gym/outbuildings
- Beautiful landscaped gardens with countryside views
- Lustleigh

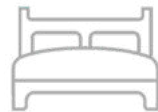
Set within approximately 2.37 acres, the property enjoys a beautifully landscaped and private setting, surrounded by rolling countryside and far-reaching views.



Detached



Lustleigh



5
Bedrooms



2
Bathrooms



3 Reception
Rooms



Secure Gated
Off Road
Parking



Garden 2.37 acres

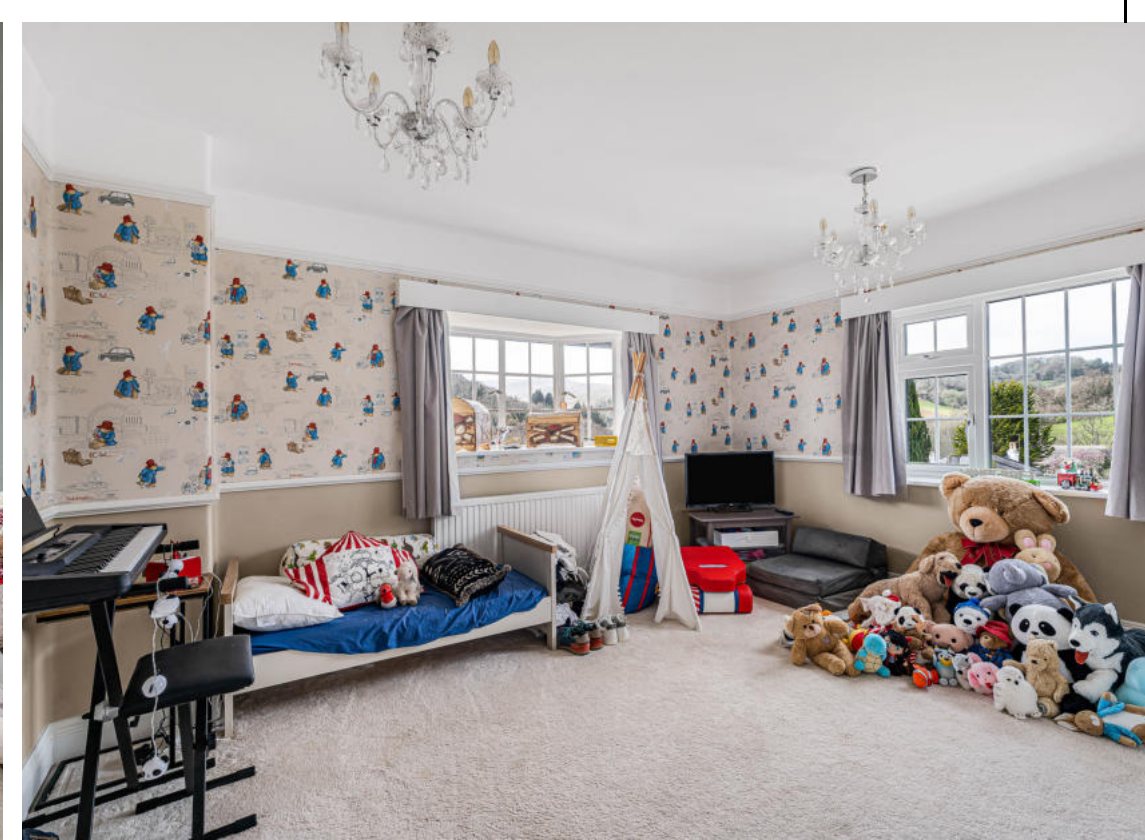


Council
Tax: G











**Approximate Gross Internal Area 3562 sq ft - 331 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1963 sq ft – 182 sq m
 First Floor Area 1092 sq ft – 101 sq m
 Annexe Ground Floor Area 361 sq ft – 34 sq m
 Annexe First Floor Area 146 sq ft – 14 sq m
 Garage Area 517 sq ft – 48 sq m
 Outbuilding Area 149 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



THE HOME...

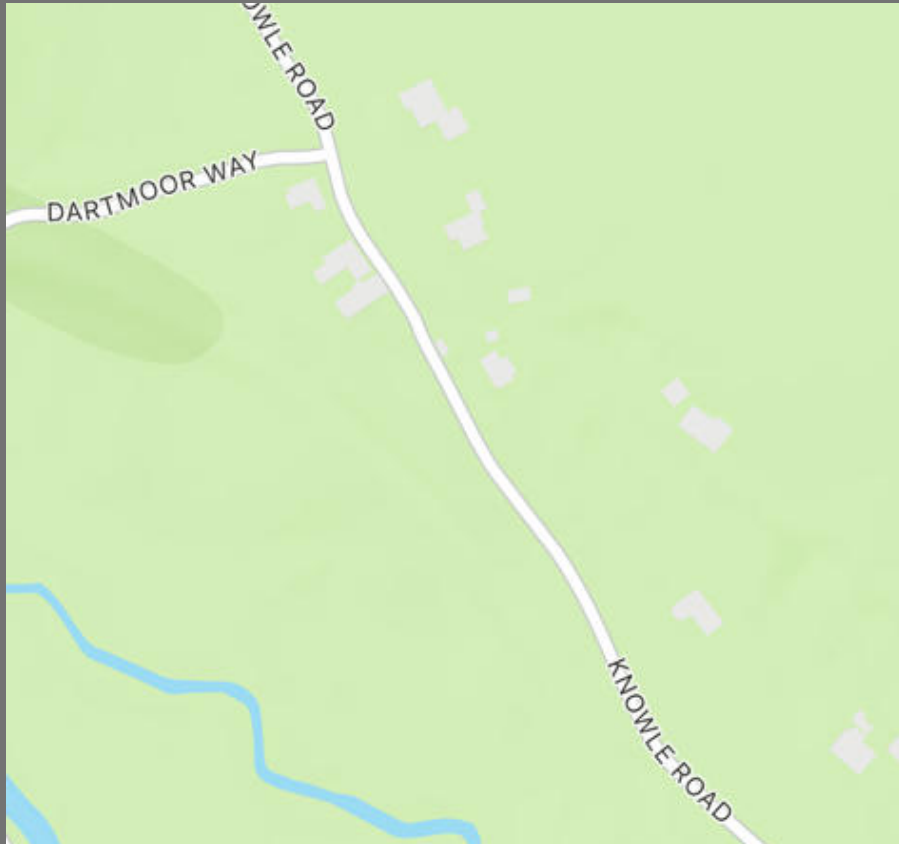
Step inside this impressive and generously proportioned home, where the ground floor offers a superb balance of space, light and versatility. A welcoming entrance opens to a stunning dual-aspect sitting room positioned at the front of the property, featuring French double doors and a fireplace, creating a bright yet cosy space for relaxing or entertaining. A separate dual-aspect living room provides an additional reception area, equally well-proportioned and filled with natural light with a stunning bay window, and access through to a charming conservatory overlooking the garden, River Teign and the hills of Dartmoor. The large dining room is perfectly suited for hosting, comfortably accommodating eight guests and offering an elegant setting for both everyday meals and special occasions and leads through to the garden. The kitchen is well-appointed with modern fittings and is complemented by a utility room next door providing excellent additional storage and preparation space, ideal for busy family life. A separate boot room adds further practicality. The playroom provides a fantastic space for children, while also offering flexibility as an informal lounge or additional workspace. In addition, a separate ground floor study creates a private setting, ideal for home working. Further benefits include ample built-in storage and a convenient ground floor WC, completing a thoughtfully arranged layout designed to suit modern family life.

The first floor continues to impress, offering well-proportioned accommodation ideal for family living. The standout feature is the principal bedroom, a particularly generous and beautifully presented space with a dual-aspect outlook, allowing for an abundance of natural light. This room further benefits from access to a private balcony, creating a luxurious and relaxing retreat with stunning views. There are four additional bedrooms on this floor, all of good size and versatility, suitable for family members, guests, or alternative uses such as a nursery or home office. The accommodation is served by a modern family bathroom, fitted with a bath and overhead shower, along with a separate contemporary shower room, both finished to a high standard. Overall, the first floor provides a superb balance of comfort and practicality, with bright, spacious rooms and flexible living arrangements to suit a variety of needs.

The property further benefits from a self-contained annexe, offering excellent flexibility for multi-generational living, guest accommodation or potential rental income. Arranged over two floors, the ground floor features an open-plan kitchen/living area, creating a comfortable and sociable space, along with a well-proportioned bedroom and a bathroom. To the first floor, a further gallery bedroom is accessed via a striking staircase, adding character and making the most of the available space. Set apart from the main house, the annexe provides privacy and independence while still being conveniently connected making it a highly versatile addition to the property.

Accessed via electric gates, a sweeping gravel driveway provides an impressive approach and extensive parking for multiple vehicles. The grounds are thoughtfully arranged, combining formal garden areas with more natural surroundings, including lawns, mature trees, and well-stocked borders, creating a peaceful and picturesque environment. A range of outbuildings further enhances the property's versatility, including a substantial garage and a separate gym space, ideal for those seeking additional storage, workshop potential or fitness facilities. The gardens offer a variety of seating and entertaining areas, perfectly positioned to take in the views, while the generous plot provides ample space for outdoor living, recreation, or further landscaping if desired.

Altogether, the exterior complements the property beautifully, offering privacy, space and flexibility in a truly idyllic setting.



LOCATION

Please check Google maps for exact distances and travel times. Property postcode: TQ13 9SP

Schools

- Bovey Tracey Primary School 2.8 mi
- Moretonhampstead Primary School 4.6 mi
- South Dartmoor Community College 11.3 mi
- Stover 7 mi

Nearby

- Coast at Teignmouth: 14.5 mi
- Dartmoor (Haytor): 6 mi
- Stover Golf Club: 7 mi

Transport Links

- Newton Abbot train station: 10 mi
- Exeter Airport: 23 mi
- A38: 6 mi



COMPLETE - Thoroughly Good Property Agents

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SIGNATURE HOMES

complete.