

A distinguished Georgian residence, positioned within the highly sought-after town of Buckfastleigh and set within just over one-third of an acre of beautifully established grounds.

- **NO FORWARD CHAIN**
- **Long driveway with ample parking**
- **Drawing room with fireplace**
- **Period property set within just over one-third of an acre**
- **Farmhouse-style kitchen**
- **Conservatory and barn with conversion potential (STPP)**
- **Established gardens with summer house**

Moorstone House

7 Station Road, Buckfastleigh, TQ11 0BU

A distinguished four-bedroom Georgian residence, with two additional loft rooms, set within just over one-third of an acre of established grounds in the sought-after town of Buckfastleigh.

Approached via a sweeping gravelled driveway from Station Road, the property enjoys a strong sense of arrival, with mature planting providing privacy and ample parking. The elegant façade showcases classic Georgian features, including sash windows and a pilastered entrance.

Inside, a grand reception hallway leads to a well-proportioned drawing room with an Ashburton marble fireplace and a cosy snug with a working gas fire. A striking twin staircase leads through to the farmhouse-style kitchen, offering excellent potential, with an adjoining extension providing a pantry, utility room, and cloakroom.

Upstairs, a split-level landing leads to a spacious family bathroom. Three light-filled bedrooms sit to the front, with an additional versatile room currently used as a dressing room. Two further loft rooms with a shower room offer flexible accommodation.

Externally, the property benefits from a conservatory and a substantial barn (subject to the necessary consents). The gardens are well established, with mature trees, abundant planting, a summer house, and countryside views.

Further enhancing the home's appeal, it is fitted with a solar panel, improving energy efficiency.



6 Fore Street, South Brent, Devon, TQ10 9BQ

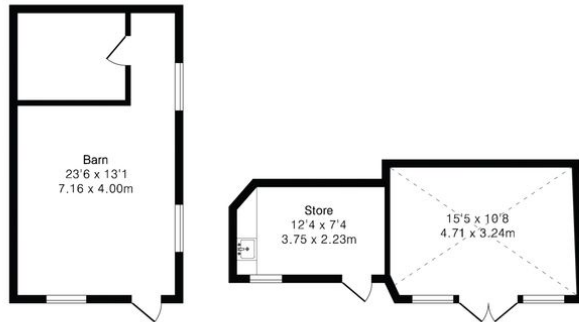
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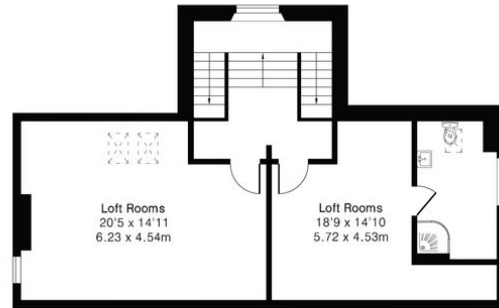
**Approximate Gross Internal Area 3179 sq ft - 296 sq m
(Excluding Outbuilding)**

Ground Floor Area 1300 sq ft - 121 sq m
 First Floor Area 1192 sq ft - 111 sq m
 Second Floor Area 687 sq ft - 64 sq m
 Outbuilding Area 562 sq ft - 52 sq m

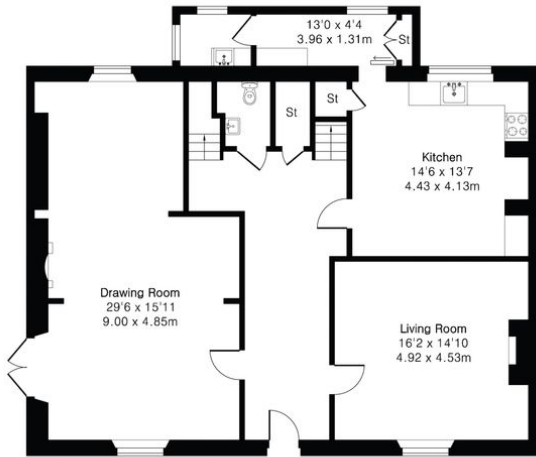


Outbuilding

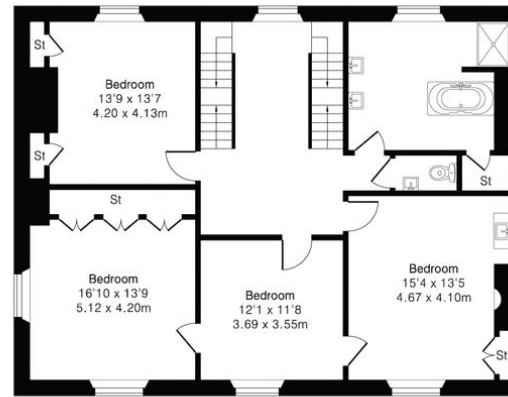
Outbuilding



Second Floor



Ground Floor



First Floor



SERVICES

Mains electric, water, gas and drainage

COUNCIL TAX

G

TENURE

Freehold

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX.

VIEWINGS

By appointment with Luscombe Maye, South Brent.

DIRECTIONS

what3words

///play.cassettes.stores



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		