



PARKLANDS

Lustleigh, Devon



A HANDSOME AND SPACIOUS VICTORIAN HOUSE

In an idyllic setting, at the end of a long drive, surrounded by extensive beautiful grounds, within one of the National Park's prettiest villages.

Summary of accommodation

Ground Floor: Hall | Drawing room | Sitting room | Garden/boot room | Kitchen/breakfast room | Library | Snug | Cloakroom

Basement: Family room | Utility/laundry room | Cellar

First Floor: Five bedrooms | Two bathrooms

Second Floor: Two bedrooms | Shower room | Eaves storage

Outbuildings: Garage | Stables | Stores | Summerhouse

Grounds: Extensive gardens and grounds | Hard tennis court

In all about 9 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)

Guide Price: £2,450,000

SITUATION

Parklands is situated close to the centre of Lustleigh on the eastern side of the Dartmoor National Park in the Wray Valley, near to the wooded valley of Lustleigh Cleave and Hound Tor wood bisected by the River Bovey and beneath Trendlebere Down.

The picturesque village of Lustleigh is one of Devon's most attractive, being a quintessential English village with its thatched cottages and period houses clustered around the village green and church, with winding lanes and a friendly atmosphere. There is a popular inn, The Cleave, a village shop and post office, Primrose Tearooms, Church and cricket ground all within a five minute walk of Parklands. There is an active community with a Village Hall, annual May Day celebrations and Lustleigh Summer 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 with Stover School at Newton Abbot and Exeter School and The Maynard School 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, cycling, riding, fishing etc.

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



THE PROPERTY

Parklands is situated up a long private drive, close to the centre of Lustleigh, surrounded by its beautiful gardens and grounds, thus offering both peace and privacy in a glorious Dartmoor setting, within one of the prettiest villages of Devon yet within easy reach of the A38 to Exeter etc.

The delightful house is of typical Victorian gothic design, built of stone beneath a tiled roof and with verandah to the front. There is very spacious family accommodation with well-proportioned, high-ceilinged rooms typical of the architectural period and features include exposed boarded flooring, decorative cornicing, picture and dado rails, window shutters and attractive fireplace surrounds.

The front door is approached by the garden/boot room with stone paved floor and to one side of the hall is a large drawing room with open fire and French doors to the terrace and gardens, and a large sitting room with bay window and log burner.

On the other side of the hall are the snug with wood burner and library/music room area and the spacious kitchen/dining/sitting room including fitted kitchen with central island and four oven AGA, dining area and sitting area with French doors to the terrace and gardens enjoying beautiful views over the surrounding Dartmoor countryside.

Stairs from the kitchen descend to the basement which has family room, utility/laundry room, storage areas and wc.

Stairs from the main hall, with ornate wooden balustrade, rise to the first floor with five bedrooms and two bathrooms. There are an additional two bedrooms and a shower room on the second floor with extensive eaves storage.





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



Approximate Gross Internal Area
614.5 sq.m. (6614 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.



The house stands at the end of a long drive, surrounded by its extensive, mature, land scaped Dartmoor grounds with some magnificent granite boulders and specimen trees. These are a particular feature of the property, which includes garden, paddock, parkland and woodland areas. It is also worth noting that the access drive from the village continues past the house providing a secondary exit on to the Hammerslake Road.

Within the grounds are a thatched garage building, and thatched stables and a delightful wooden summerhouse. There is a hard tennis court with thatched pavilion, lawned areas, protruding granite boulders including Parklands Tor, a mass of spring bulbs, shrubs and plants including camellia, azalea and rhododendron, and a wide variety of mature trees.

In summary the grounds provide an idyllic setting for the house, whilst also affording complete peace and privacy.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, Oil, Septic tank

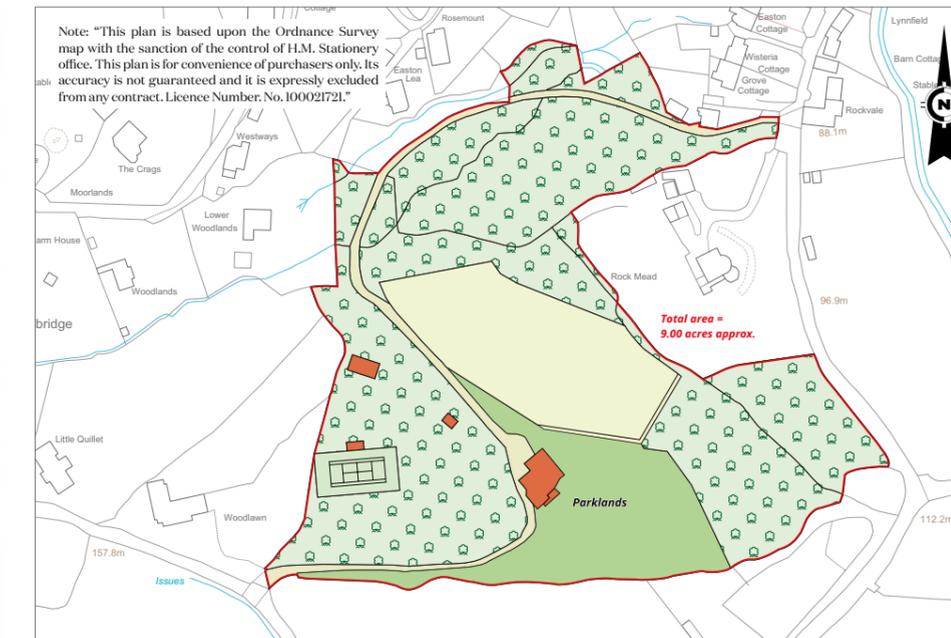
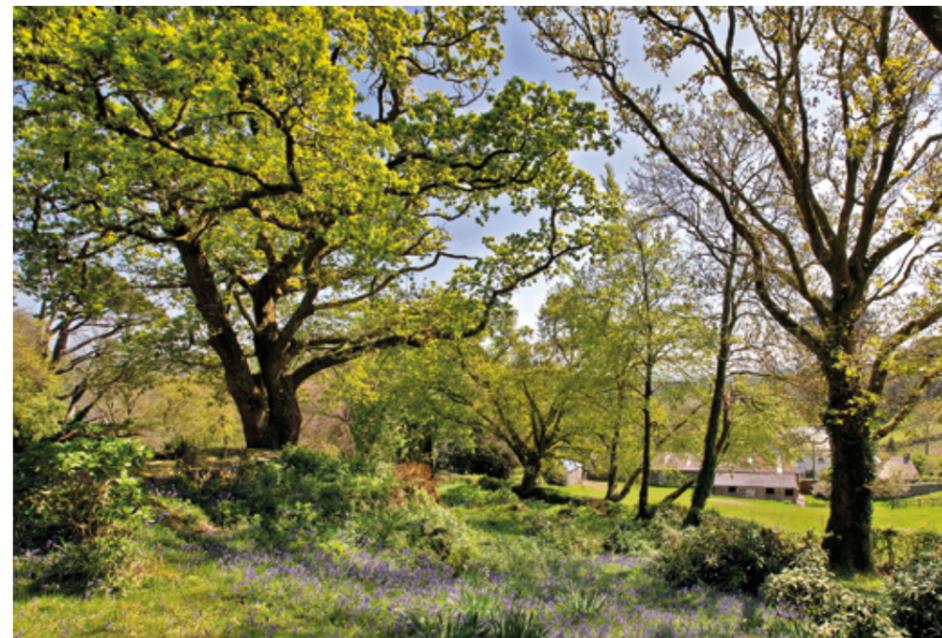
Local Authority: Dartmoor National Park Authority: 01626 832093

Council Tax: Band H

EPC: E

Directions: TQ13 9SH

What3words:///roughest.impaled.serenade



I would be delighted
to tell you more.

Mark Proctor

01392 423111

mark.proctor@knightfrank.com

Knight Frank Exeter

19 Southernhay East, Exeter

EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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