

LUSON COTTAGE NR. HOLBETON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Luson Cottage

Luson | Devon | PL8 2JD

Mileage

Newton Ferrers - 4 miles | Yealmpton - 3 miles

Holbeton - 1 mile | Mothecombe - 2 miles
(approximately)

Accommodation

Ground Floor

Kitchen / Dining Room, Sitting Room,
Utility, Study / Snug, WC

First Floor

Principal Bedroom with En-suite and
Three Bedrooms

Outside

Large Lawned Garden, Mature Trees &
Planting, Greenhouse, Gravelled Parking,
Double Garage, Stone Store.

Marchand Petit Modbury

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4 Broad Street, Modbury, PL21 0PS



AT A GLANCE

A characterful south-facing cottage in a quiet South Hams hamlet, with four bedrooms, flexible living space and a large garden. Holbeton, Yealmpton, the Yealm estuary and Mothecombe beach are all within easy reach.

THE COTTAGE

Luson Cottage is an attractive stone-built home with climbing plants across its south-facing elevation. The accommodation has a comfortable, informal feel, retaining exposed beams, deep-set windows, timber floors and two wood-burning stoves, balanced by lighter, more contemporary finishes.

ACCOMMODATION

The kitchen and dining room forms the main living space, with timber cabinetry, a central island and a range cooker. The dining area is arranged around a stone fireplace with a wood-burning stove. Alongside, the sitting room has exposed beams, timber flooring, a further wood-burning stove and doors opening towards the garden.

A further room with a vaulted ceiling is currently used as a studio and provides useful flexibility as a playroom, snug or home office.

Upstairs are four bedrooms, including a dual-aspect principal bedroom with an en-suite bathroom, together with a separate shower room. The overall arrangement is practical and adaptable, with space for family life, guests and working from home.

SITUATION

Luson is a small rural hamlet between Holbeton and Yealmpton, within the South Devon National Landscape. The surrounding area is well known for its countryside, estuary and coastline.







OUTSIDE

The large garden lies mainly to the side and rear of the cottage, with broad areas of lawn, mature trees, established planting and hedged boundaries. A greenhouse provides space for growing, while the size and layout of the garden allow for several seating and recreation areas.

Beside the house is a gravelled parking area, a detached double garage and a traditional stone store.

LOCATION

Holbeton has a village shop and post office, pub, primary school, church and village hall, while Yealmpton offers a wider range of everyday amenities. Newton Ferrers and Noss Mayo provide shops, waterside pubs and sailing facilities around the Yealm estuary, with Mothecombe beach also nearby.

Plymouth and Ivybridge provide mainline rail services, with the A38 offering road connections towards Exeter and Cornwall.



Property Details

Services: Mains water, electricity and water. Oil fired central heating
EPC Rating: Current: E (42) | Potential: D (67)
Tenure: Freehold
Council Tax: Band E
Local Authority: South Hams District Council

Key Features

- South-facing stone cottage blending period character with relaxed modern interiors
- Sociable kitchen/dining room with island, range cooker and fireside dining area
- Inviting sitting room with exposed beams, wood-burning stove and garden access
- Four bedrooms, including a dual-aspect principal suite, plus a vaulted studio/playroom
- Large mature garden with greenhouse, gravelled parking, double garage and stone store

Directions

Leave the A38 at Wrangaton Cross and follow the A3121 towards Ermington and Modbury. At Kittiford Cross, turn right for Yealmpton, then right onto the A379. Turn left at Battisborough Cross for Holbeton and, after 1.5 miles, right for Luson. Turn right at the next junction; Luson Cottage is shortly ahead.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

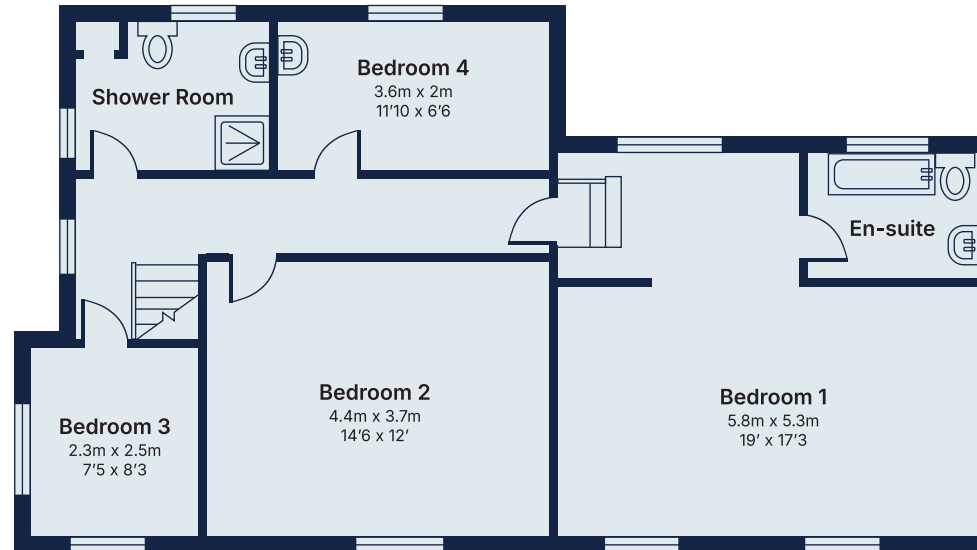
Viewings

Strictly by appointment with the sole agents, Marchand Petit, Modbury

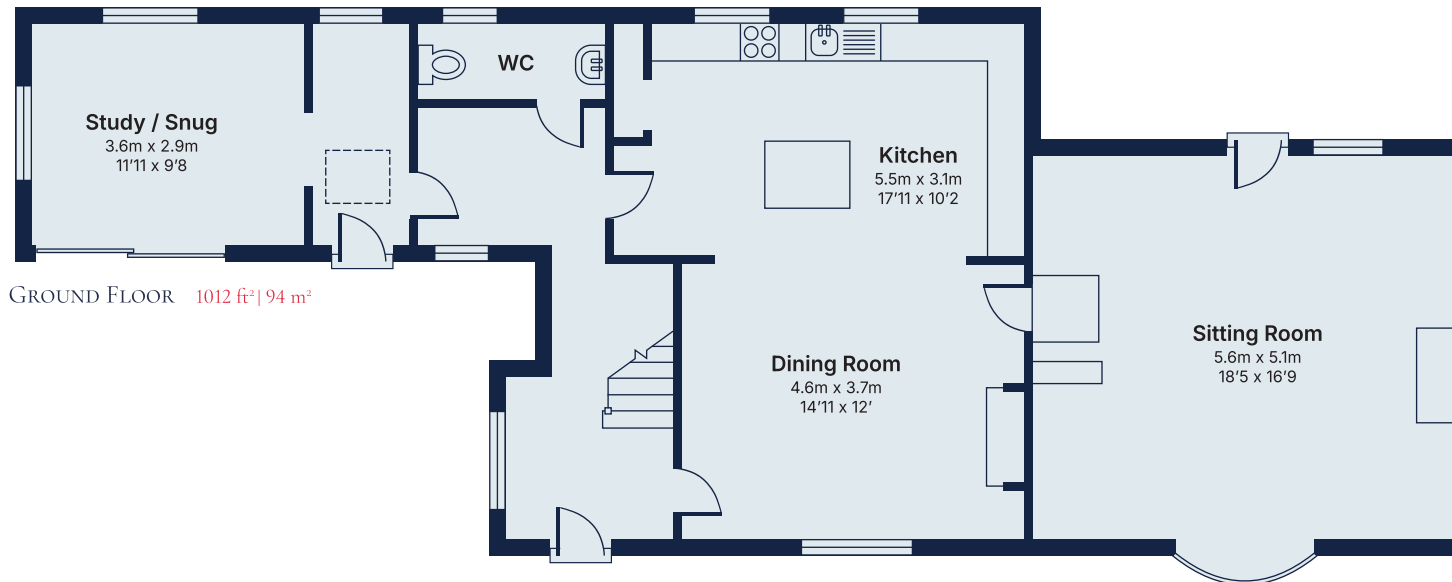


LUSON COTTAGE

Total area: approx. 1808ft² | 168m²



FIRST FLOOR 796 ft² | 74 m²



GROUND FLOOR 1012 ft² | 94 m²

FOR IDENTIFICATION ONLY - NOT TO SCALE

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.




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