



Dating back to 1850, this charming three-storey cottage is set within the highly sought after moorland village of Lustleigh in the Dartmoor National Park and enjoys beautiful countryside views. Offering three bedrooms, a spacious kitchen/dining room, character-filled living accommodation and a private rear terrace, the property is available with no onward chain.

4 Rock Cottages | Lustleigh | TQ13 9TB

complete.

thoroughly good property agents



PROPERTY TYPE

Terraced Cottage



SIZE

1,342 sq ft



LOCATION

Lustleigh



AGE

Georgian 1850



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

Electric Heating



PARKING

On Road Parking



OUTSIDE SPACE

Patio



EPC RATING

51 E



COUNCIL TAX BAND

D



in a nutshell...

- 1850 Character cottage
- Three bedrooms
- Spacious open-plan kitchen/dining room
- Useful utility room
- Characterful split-level landing
- Enclosed rear terrace
- Stunning views across surrounding countryside and woodland
- Situated within Dartmoor National Park
- NO ONWARD CHAIN
- Lustleigh





the details...

Dating back to around 1850, this enchanting character cottage is rich in period charm. Arranged over three floors, the property combines characterful accommodation with a practical layout, making it equally suited as a permanent residence, holiday home or investment opportunity. The lower ground floor is centred around a spacious open-plan kitchen/dining room, creating a wonderful hub of the home for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of cream shaker-style units, contrasting dark worktops, a traditional Rayburn cooker, integrated appliances and ample storage. French doors open directly onto the rear terrace, allowing natural light to flood the room while providing a seamless connection to the outside space. A useful utility room offers additional storage, worktop space, a sink and plumbing for laundry appliances, while a contemporary shower room with walk-in shower, WC and wash hand basin completes the lower ground floor accommodation.

The upper ground floor offers a wealth of character, centred around a spacious split-level hallway with exposed timber detailing that reflects the cottage's period heritage. The principal reception room is a comfortable and inviting living room, enjoying attractive countryside views and an abundance of natural light. Also on this floor is a well-proportioned bedroom benefiting from dual-aspect windows and delightful rural views, offering flexibility as a guest bedroom, home office or hobby room. The family bathroom is beautifully appointed with a freestanding roll-top bath, separate shower enclosure, WC and wash hand basin, while exposed floorboards further enhance its character.

Occupying the top floor are two attractive double bedrooms and a convenient WC. The principal bedroom features an ornamental cast-iron fireplace and far-reaching views across the surrounding countryside, creating a peaceful retreat. The second double bedroom is equally inviting, enjoying a pleasant outlook and providing comfortable accommodation for family and guests alike. A separate WC serves this floor, adding further practicality for family living and guests.

Externally, the property presents an attractive rendered frontage with traditional detailing and a welcoming entrance directly from the village lane. To the rear, a delightful, enclosed terrace enjoys an elevated position overlooking the surrounding valley, with natural stone elevations and climbing greenery enhancing the property's timeless appeal. The terrace provides the perfect setting for outdoor dining and relaxation, while taking full advantage of the stunning outlook across rolling fields, mature woodland and the unspoilt landscapes of Dartmoor National Park. The setting is undoubtedly one of the property's most appealing features, offering a rare opportunity to enjoy peaceful countryside living within one of Devon's most sought-after national park villages, all while benefiting from the convenience of nearby village amenities. Offered for sale with no onward chain, this is a wonderful opportunity to acquire a character home in an exceptional rural setting.



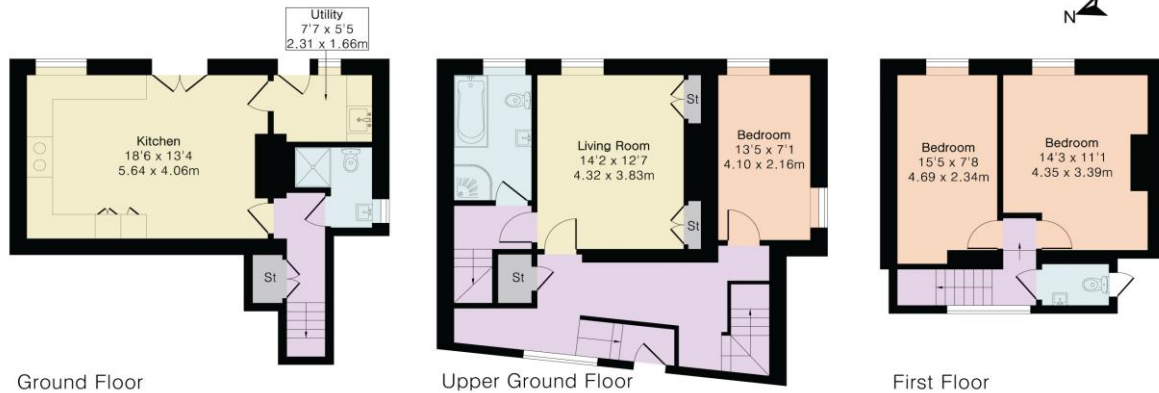
the floorplan...

Approximate Gross Internal Area 1342 sq ft - 124 sq m

Ground Floor Area 392 sq ft – 36 sq m

Upper Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 347 sq ft – 32 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.

complete.

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the location...

The village of Lustleigh is a favoured area for ease of access to the beautiful surrounding countryside and the busy moorland towns of Bovey Tracey and Moretonhampstead with their excellent range of amenities. Amenities within Lustleigh include a popular Public House, Dairy/General Store, Tea Rooms and Parish Church in the centre of the village. For those wishing to commute to the A38 dual carriageway linking Exeter and Plymouth is approximately five miles from the property. The keen walker will find much of interest in the quiet country lanes and network of footpaths in the vicinity.

Shopping

Village shop: The Dairy approx. 272 ft

Town centre: Bovey Tracey 4 miles

Supermarket: Bovey Tracey Co Op 3.9 miles, Lidl: 4 miles

Relaxing

Beach: Teignmouth 14.2 miles

Pub: The Cleave Inn approx. 0.1 miles

Bovey Tracey Golf Centre: 3 miles

Travel

Bus stop: Caseley 0.2 mile

Train station: Newton Abbot 9.9 miles

Main travel link: A38 5.9 miles

Airport: Exeter 21.7 miles

Schools

Moretonhampstead Primary School: 4.5 miles

Bovey Tracey Primary School: 3.8 miles

South Dartmoor Community College: 11.5 miles

Stover School: 5 miles

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

how to get there...

Continue into the village, following signs for The Cleave Inn. Pass the inn on your left and carry on to the junction opposite the village shop. Turn left on to Rudge Hill, take the first right onto Mill Lane and the property can be found on your right hand side.





Need a more complete picture? Get in touch with your local branch...

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