



## Five Pound Cottage, Lustleigh - TQ13 9TJ

Guide Price £525,000 Freehold

This delightful, thatched cottage, oozing with character and charm, is located right in the centre of the popular village of Lustleigh. Well proportioned rooms, a must see. **\*\*CHAIN FREE\*\***

  
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Bovey Tracey TQ13 9AE

## ROOM MEASUREMENTS:

Lounge: 16'5" x 15'5" (5.00m x 4.70m)

Dining Room: 9'10" x 6'1" (3.00m x 1.85m)

Kitchen: 11'2" x 10'2" (3.40m x 3.10m)

Bathroom: 9'10" x 5'11" (3.00m x 1.80m)

Bedroom: 13'10" x 11'10" (4.22m x 3.60m)

Bedroom: 11'10" x 9'10" (3.60m x 3.00m)

Bedroom: 9'2" x 9'0" (2.80m x 2.72m)

## AGENTS INSIGHT:

"This charming cottage is in a perfect location for sitting outside at the front of the cottage, watching village life pass by. It's a wonderfully sociable spot—perfect for greeting neighbours and chatting with passers-by. The cottage is what you expect a quintessential village home to be. It is a credit to the current owners who have maintained and presented the cottage to a high standard throughout."



## STEP OUTSIDE:

The outside space features an attractive frontage, complete with a small lawned area bordered by a charming stone wall. It provides the perfect spot to sit and relax while watching village life unfold. A thoughtfully curated array of mature plants climbs and softens the walls, adding a delightful splash of colour and enhancing the cottage's inviting kerb appeal.

## USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: C (£2,269.02 p.a 2026/27)

EPC Rating: E

Local Authority: Teignbridge District Council

Services: Mains water, drainage, and electricity

Heating: Electric panel heating, night storage heating and open fire.

**PLEASE NOTE:** On street parking only, no allocated parking space.



## LOCATION:

Five Pound Cottage sits in the heart of the highly sought-after village of Lustleigh, widely regarded as one of the most picturesque and community-focused villages within Dartmoor National Park. Surrounded by rolling countryside, wooded valleys and open moorland, the village offers an increasingly rare balance of tranquillity, natural beauty and genuine community spirit. Renowned for its charming village green, traditional country inn, tea rooms, parish church, pre-school and active calendar of community events, Lustleigh has retained a timeless atmosphere that continues to draw those seeking a slower pace of life without isolation. The surrounding area offers endless opportunities for outdoor pursuits, with beautiful walks, riding and cycling routes directly from the doorstep, including easy access onto the open expanses of Dartmoor. The nearby towns of Bovey Tracey and Moretonhampstead provide a wider range of everyday amenities, independent shops, cafés and restaurants, while the larger market town of Newton Abbot offers mainline rail connections to London Paddington alongside excellent road links via the A38 to Exeter and the South Devon coastline. For those seeking an exceptional village lifestyle immersed in nature, community and the beauty of the Devon countryside, Lustleigh remains one of the county's most special destinations.

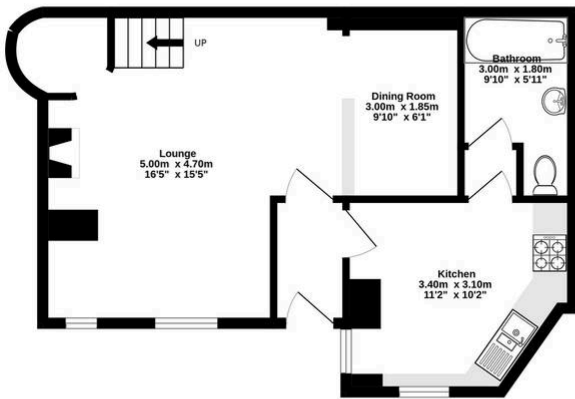


#### STEP INSIDE:

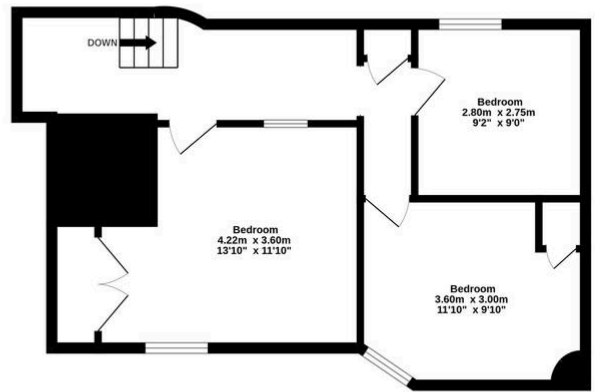
Entering the property, you are welcomed into a practical entrance hall offering ample space for coats and shoe storage. A passage to the right leads through to the thoughtfully presented kitchen, fitted with a sink basin, oven/hob unit and plenty of cupboard and drawer space. Beyond the kitchen is the family bathroom, comprising a WC, wash hand basin, and bath with shower over. Directly opposite the front door, the hallway opens into the living/dining room, a charming space that serves as the heart of the cottage. At the focal point of this space is a striking fireplace with open fire, complemented by a historic bread oven that adds considerable character and period charm to the home. A step down from the lounge leads into the dining area, creating a cosy and enclosed setting whilst still providing ample space for a family dining table and additional furniture. On the first floor, the principal bedroom is a generous double room featuring a built-in wardrobe and ample space for further bedroom furnishings. This room also benefits from a charming window seat, perfectly positioned to enjoy views across the village. Continuing along the landing, a step down leads to a useful storage cupboard on the left-hand side. Beyond this is the second bedroom, another well-proportioned double room. At the end of the landing is the third bedroom, which also offers double-bedroom proportions. This room incorporates a built-in storage cupboard housing the property's hot water tank while still providing ample space for a double bed and additional furniture.



**Ground Floor**  
44.6 sq.m. (480 sq.ft.) approx.



**1st Floor**  
45.3 sq.m. (487 sq.ft.) approx.



**TOTAL FLOOR AREA : 89.9 sq.m. (968 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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