

**A TERRACED VICTORIAN COTTAGE, LOCATED IN ONE OF DARTMOOR'S MOST SOUGHT-AFTER VILLAGES. IN A TUCKED AWAY LOCATION WITH DELIGHTFUL VIEWS AND SIZEABLE GARDEN. 3 BEDROOMS, FAMILY BATHROOM, KITCHEN, OPEN PLAN LOUNGE DINING ROOM, GARDEN TO THE REAR.**



8

Lower Brookfield Terrace

Lustleigh

Devon

TQ13 9TP

Guide Price £325,000

Ref: DRC00668

\* THREE BEDROOM VICTORIAN HOUSE \* QUIET LOCATION \* BEAUTIFUL GARDEN AND VIEWS \* PERIOD FEATURES THROUGHOUT \* HIGHLY REGARDED VILLAGE \* ADDITIONAL LOFT ROOM \*



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On entering the property from the rear there is a glazed porch area with space for shoes and coats, a door leads into the kitchen. The kitchen has a range of wall and floor units with a solid wood worktop above. There is a ceramic sink with drainer, electric cooker with induction hob over, space for a fridge freezer, space and plumbing for both a slimline dishwasher and a washing machine. There is also a window looking to the side.

A doorway leads through to the main reception area. Originally two rooms the central wall has been removed to form an open plan area with space for the lounge dining room. In the dining area is a oil fired rayburn which provides heating for the hot water, either side of this are built in storage, further storage is provided by an under stairs cupboard, a wooden sash window looks to the rear. In the lounge area is another large sash window looking out towards the garden and the views beyond. There is also an open fire with a feature slate surround. Another door leads to a rear hall with a door leading to the garden and stairs leading to the first floor.

On the mezzanine level is the family bathroom, comprising of a panel bath with an electric shower over, a pedestal wash hand basin and a WC. There is an obscured double-glazed window looking to the side and also an electric wall heater.

Up three more stairs are three bedrooms. Bedroom one has a large sash window, period iron fireplace and delightful views looking over the garden and the fields and woodland beyond. Bedroom 2 has another large sash window this time looking to the rear, again there is a feature iron fireplace and a airing cupboard housing a hot water cylinder. There is a further bedroom with views to the garden. From the landing there is a fixed ladder giving access to the attic room. This is a lovely light space and would make an excellent office or playroom with three velux windows allowing for views both to the front and rear of the property.

Outside and behind the property is a long gently sloping garden, complete with a wide range of mature shrubs and plants. At the bottom of the garden is a storage shed 4.73m x 2.29m and behind this are some raised beds that would be perfect for growing vegetables. There is a gate that leads to a rear pedestrian access along the stream that runs pass the rear gardens of the terrace. From the rear the property is accessed via shared steps.

It should be noted that the neighbouring properties have a right of way to cross the front and rear of the house.

General Information Services: Electric, Mains Water and Drainage, Oil fired Rayburn

Council Tax Band: C

EPC: E

Tenure: Freehold

Listed: No

Internet Speed: Max Speed 67Mb (source Uswitch.com)

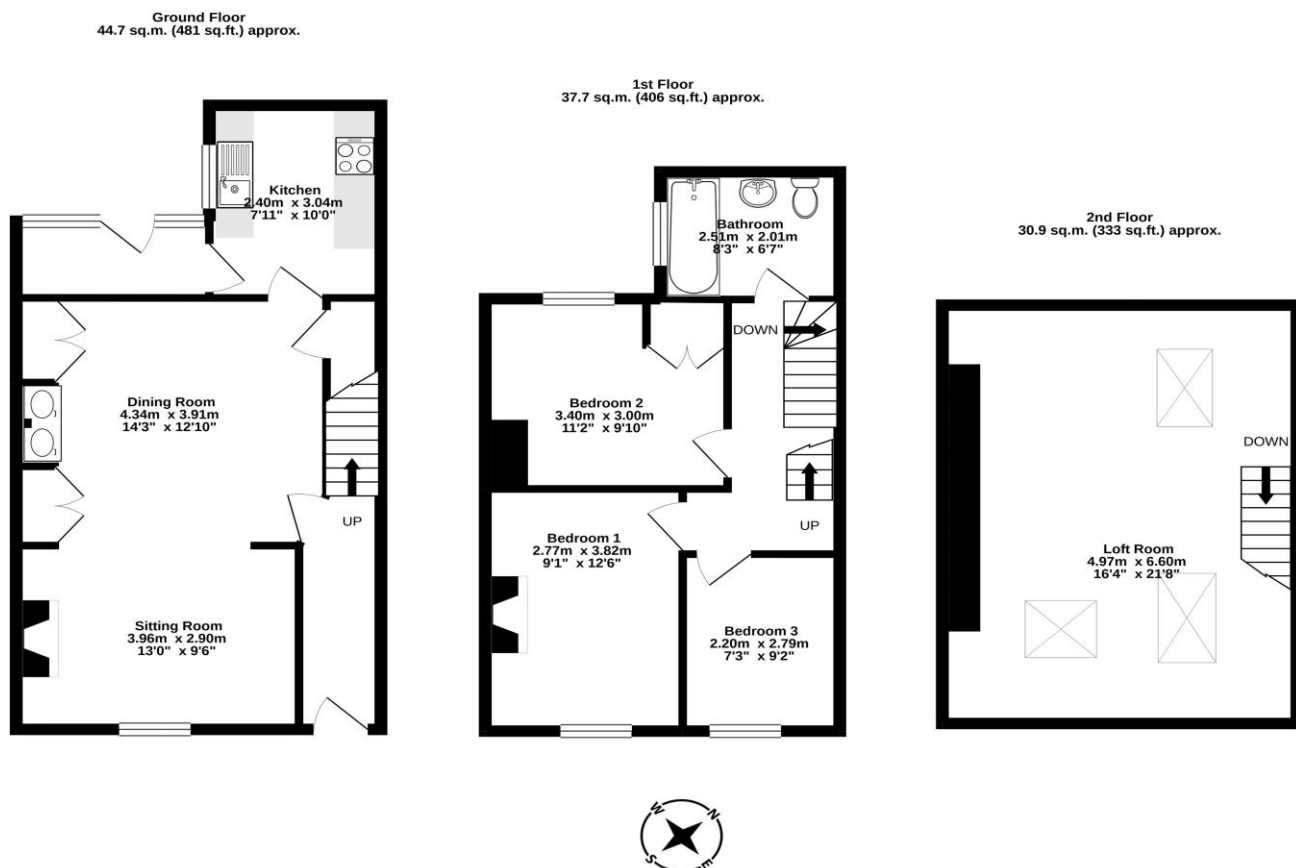
**Lustleigh** is an attractive village in the heart of the Dartmoor countryside. The location is favoured for its interesting mix of period buildings, parish church, well regarded pub, tea rooms, shop and more recently the

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Wray Valley cycle trail connecting Moretonhampstead and Bovey Tracey even now extending on to Newton Abbot. The village is surrounded by glorious countryside and located within easy driving distance of Exeter about 35 minutes away and Plymouth 45 minutes in the other direction.

**Viewing: Strictly by Appointment. Please contact us if you wish to arrange a viewing**



**TOTAL FLOOR AREA : 113.4 sq.m. (1220 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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