



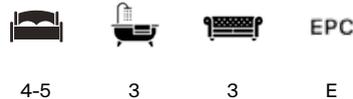
# LOWER ELSFORD FARM

Lustleigh, Bovey Tracey, Devon



# A HANDSOME, COMPREHENSIVELY REFURBISHED PROPERTY

set in a peaceful & tranquil location with outstanding views and significant income generation from 4 stunning holiday cottages. Set in just under 32 acres.



Local Authority: Teignbridge District Council

Council Tax band: F

Tenure: Freehold

Postcode: TQ13 9NY What3Words: ///saves.highbrow.studs

Services: Oil fired central heating, private water supply, mains electricity.

Viewings strictly by appointment only through Knight Frank LLP



## LOCATION

Situated close to Lustleigh village, surrounded by the rolling countryside of the Dartmoor National Park. This 'picture postcard' village has a vibrant community and hosts a popular pub, tea room, church, village hall, cricket ground and village shop with Post Office. There are several schools in the local area, Orchard Pre-School, Torquay Grammar and numerous private schools including Stover, Exeter School, The Maynard and Mount Kelly. To the north and south are the towns of Moretonhampstead and Bovey Tracey with a full selection of amenities. A traffic free cycle path links these villages, offering an outstanding walk/cycle trip. Numerous footpaths lead from the village directly onto Lustleigh Cleave and the open moor. The A38 Devon Expressway is under seven miles, providing easy access towards Plymouth(south), and Exeter(north). Rail services can be accessed in Exeter, with London Paddington taking approximately two hours and fifteen mins.









# THE PROPERTY

The property has undergone a comprehensive and impressive refurbishment under the current owners, offering an exquisitely finished family home. The main house has been re-wired, re-plumbed and underfloor heating has been installed downstairs. The kitchen/breakfast room has been remodeled and now forms the heart of the home. Downstairs the property has two beautifully appointed reception rooms, a large laundry/utility with WC, study, plant room and further utility room with access to the rear garden.

The laundry/utility room also acts as a connecting room with an internal access point to one of the holiday cottages, which could easily be included into the footprint of the main house if desired. Upstairs the property has a large principal bedroom with ensuite bath/shower room, a second double bedroom with an ensuite shower room and two additional double bedrooms alongside a family bathroom. On the top floor is an attractive family room/third reception room, with panoramic views across the farm.







## OUTSIDE / OUTBUILDINGS

The gardens and grounds of Lower Elsford Farm have also been impressively refurbished, and transformed into a usable family space. Local granite has been utilised alongside the already established trees and borders to create an impressive landscaped area, incorporating various seating areas which catch the sun all day and enable perfect spots for relaxing and alfresco dining. The productive kitchen garden is perfect for keen gardeners / cooks and a childrens play area has also been created which is a wonderful addition for the holiday cottages.

Outbuildings include a games room (with planning permission to convert to a further cottage), a stable block with two boxes, a tack room/workshop and store, and a fantastic indoor swimming pool which also has planning permission to create a games room to one side. In front of the stable block is a large graveled parking and turning area, with a track leading to a large barn for machinery storage and a log store. Beyond this are the paddocks, from where there are fantastic southerly views over the moor. There is a cut path leading up to 'Lower Elsford Rocks' where some spectacular views can be appreciated.

The grounds extend to about 32 acres in total.



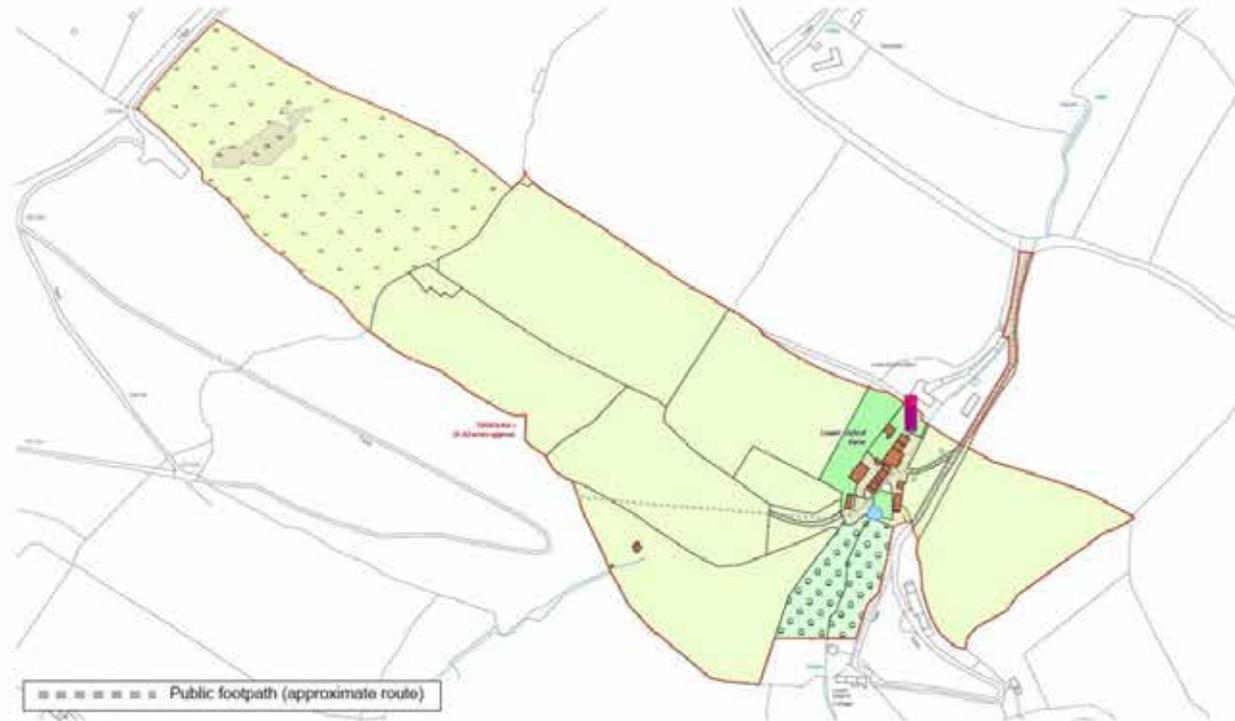




## HOLIDAY COTTAGES

There are four holiday cottages on site, all presented to the same exacting standard as the main house. Three of the cottages consist of two bedrooms, two bathrooms, kitchen / diner and sitting room, and the other cottage has one bathroom. Each have their own private gardens. The holiday cottages have been successfully run with a high occupancy rate and repeat business, offering a strong business opportunity / income potential.









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