



Leusdon Lodge, Leusdon, Dartmoor, Devon





An impressive house in need of major renovation in an outstanding position with **beautiful views over the Dart Valley** and the National Park.

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Kitchen | Utility room | Office | Reception room

Bedroom with en suite bathroom | Three WC's | Boiler room

First Floor: Principal bedroom with en suite | Five further en suite bedrooms | Separate WC

Second Floor: Three bedrooms | Bathroom

Lower Ground Floor: Extensive cellars

Distances

Widecombe 3.1 miles, Ashburton 7.8 miles, Totnes 12.5 miles (London Paddington 2hrs 56mins)

Newton Abbot 13.4 miles, Plymouth 24 miles, Exeter 26.9 miles

(All distances and times are approximate)



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The property

Leusdon Lodge is a wonderful property with great potential in a superb part of Dartmoor boasting breathtaking far-reaching views. This beautiful house presents a remarkable opportunity for those seeking a major renovation project. Nestled within stunning grounds, the property features an exceptional mature garden, complete with a woodshed and a Polytunnel and greenhouse, ideal for gardening enthusiasts.

Upon entering the main house, you are greeted by a grand entrance hall, setting the tone for the elegance that awaits within. The property offers generous reception spaces adorned with large windows, allowing for abundant natural light and capturing the stunning vistas. With six/seven bedrooms, there is ample space to accommodate a growing family or guests. Of particular note is the fabulous triple-aspect principal bedroom, which offers uninterrupted views that are simply breathtaking.



While the house requires renovation and modernization, its potential is excellent. With the right vision and attention, this property has the opportunity to transform into an extraordinary home that captures the essence of its picturesque surroundings.

For those seeking a captivating property in a coveted location, this unmodernised house presents a unique chance to create a truly exceptional dwelling that harmoniously blends stunning views, charming grounds, and a wealth of potential.

There is also planning to create a garage with a room above as well as the option of widening the entrance. Further information is available on request.

Situation

Leusdon Lodge is situated in a peaceful elevated position in the Dartmoor National Park. The house enjoys outstanding views over the Dart Valley and surrounding countryside. Whilst being in a beautiful position the property is only 7.8 miles from Ashburton and the A38. Ashburton has an excellent range of facilities including independent restaurants such as the Old Library as well as coffee shops, a delicatessen, artisan bakery, a fish deli and cookery school. The village of Widecombe includes two café tearooms, the Old Inn and the Rugglestone Inn.



At the centre of the village is the magnificent church of St Pancras, also known as the “Cathedral of the Moor” and sitting quietly next door is the National Trust’s Church House and Sexton’s Cottage. However, just as important, is the village primary school.

Newton Abbot at the head of the Teign estuary is approximately fourteen miles away with a wide choice of amenities and leisure facilities including specialist shops, restaurants, cinema, leisure centre and a weekly market.

Totnes is also nearby providing a wide range of facilities and is a thriving market town. Exeter also has fantastic shopping facilities in Princesshay which also includes a John Lewis, Waitrose and IKEA. Widecombe has a very well regarded primary school.

There are also excellent schools in Exeter such as Exeter School and the Maynard as well as Torbay Grammar Schools and Mount Kelly in Tavistock.

Services

Mains electricity and water. Oil fired heating.

Fixtures and fittings

All items usually known as tenant’s fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

Directions (Postcode TQ13 7PE)

Head from Ashburton towards Newbridge up Newbridge Hill past Poundsgate and take the right hand turn towards Leusdon and then right again down the Hill. Leusdon Lodge is on the right-hand side.



Property information

Tenure: Freehold

Local Authority: Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX. Tel: 01626 361 101

Council Tax: Band G

EPC Rating: F

Offers in Excess of £750,000

Approximate Gross Internal Floor Area 482.2 sq m (5190 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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