

Parsons Loaf, Lustleigh, Devon







An outstanding modern Eco-home, **built to the highest of specifications** with land and woodland.

Summary of accommodation

Ground Floor

Sitting room | Kitchen/dining room | Larder | Family room | Principal bedroom | Further bedroom | Bathroom | WC

Two bedrooms | Shower room | Study | Utility/plant room

Outbuildings

Three barns | Carport | Log store | Potting shed

In all approximately 12.51 acres

Distances

Bovey Tracey 4.3 miles Moretonhampstead 4 miles Exeter 22 miles (London Paddington 2 hours)

(All distances and times are approximate)



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Situation

The picturesque Dartmoor village of Lustleigh, with its period houses and cottages clustered around the village square, with popular Inn, tea shop, shop/post office, church and cricket ground, is one of the area's most beautiful. To the north and south are the towns of Moretonhampstead and Bovey Tracey, with a full section of local amenities. There are private schools in the area, at nearby Stover and a selection in the University and cathedral city of Exeter.

Dartmoor is renowned for its spectacular scenery, with granite tors, heather clad moorland and wooded valleys, bisected by rushing streams and rivers, and there are many varied opportunities on the doorstep for walking, riding, cycling and fishing.

There are 18 hole golf courses at Bovey Castle and Stover whilst Bovey Tracey provides a driving range and 9 hole course. Lustleigh has many beautiful and historic buildings and a good selection of local amenities, including a village shop & post office, tea rooms and an excellent pub; The Cleave. A more extensive range of facilities can be found in nearby Bovey Tracey or Moretonhampstead, whilst the Cathedral and University City of Exeter is only 20 miles away.





The A38 Devon Expressway, to the south of Bovey Tracey has dual carriageway links to Plymouth and the M5 Motorway at Exeter.

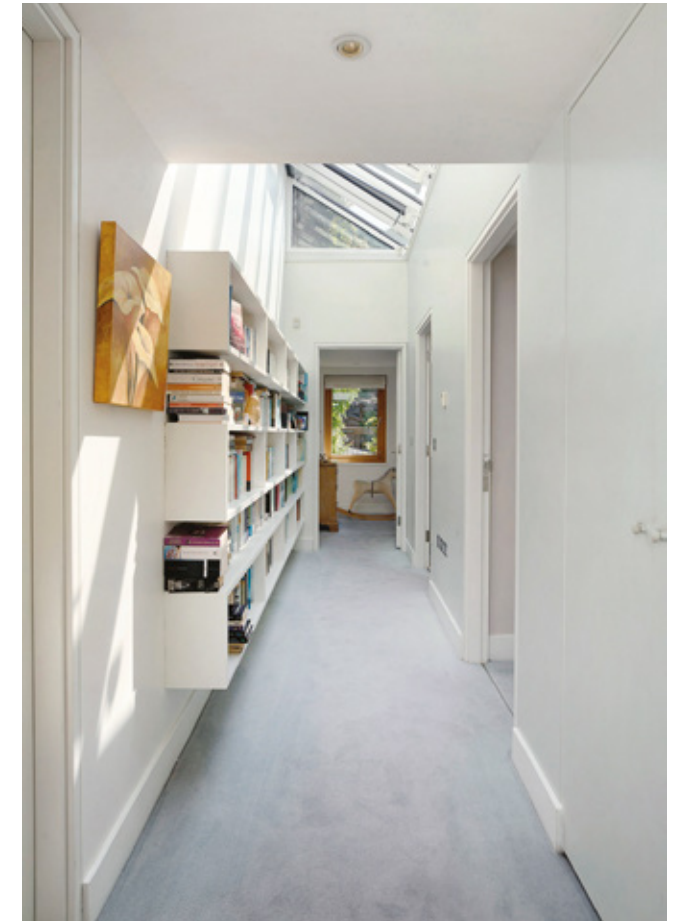
The property

Parsons Loaf is a superb contemporary home situated on the edge of the much sought-after village of Lustleigh. The house has been built on five different levels to the highest of specifications with careful attention paid to the finishes and a wonderful sense of quality throughout. The house is ideal for entertaining with sliding glass doors leading directly outside from the kitchen dining room into the garden beyond making al fresco dining a real possibility.

For cosy nights in there is a fabulous sitting room with a large open feature fireplace and exposed oak beams along with superb ceiling heights. There is a sunny family room. All the key rooms have access to the exterior leading to a wonderful connection between the beautiful garden and the property. For working from home there are two studies as well and good internet throughout. The bedroom accommodation is well arranged, and the principal suite is very attractive.

It is also worth noting that Parsons Loaf has sound environmental credentials with a heat recovery system and a ground source heat pump. This heats not only the house but also the swimming pool. The house is very well insulated and benefits from natural green roofs on parts of the property which have matured and create a real feature. As well as the main building there are a number of barns. These could obviously be converted subject to the necessary consents but are currently used as a car port, log shed and storage.





Approximate Gross Internal Floor Area

House - 2,632 sq ft / 244.5 sq m

Outbuildings - 1,123 sq ft / 104.3 sq m

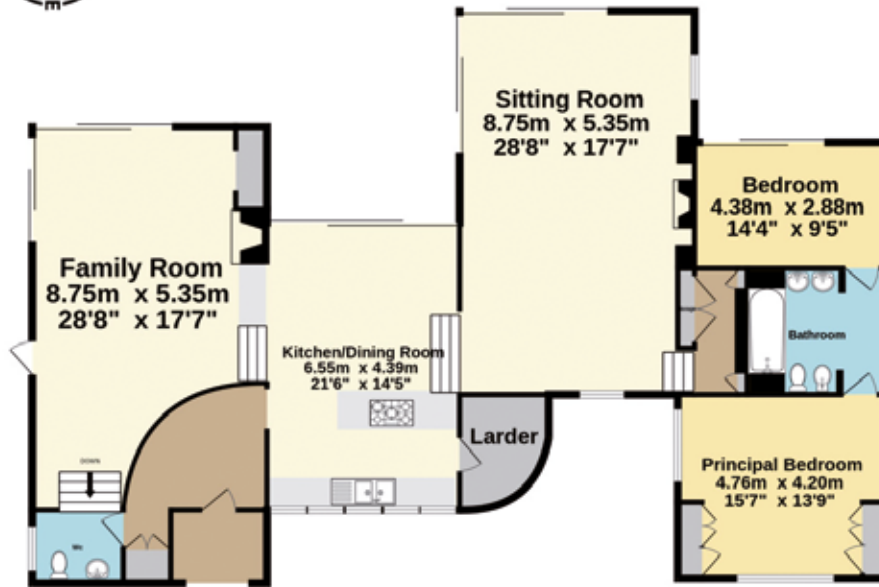
Total - 3,755 sq ft / 348.8 sq m

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.

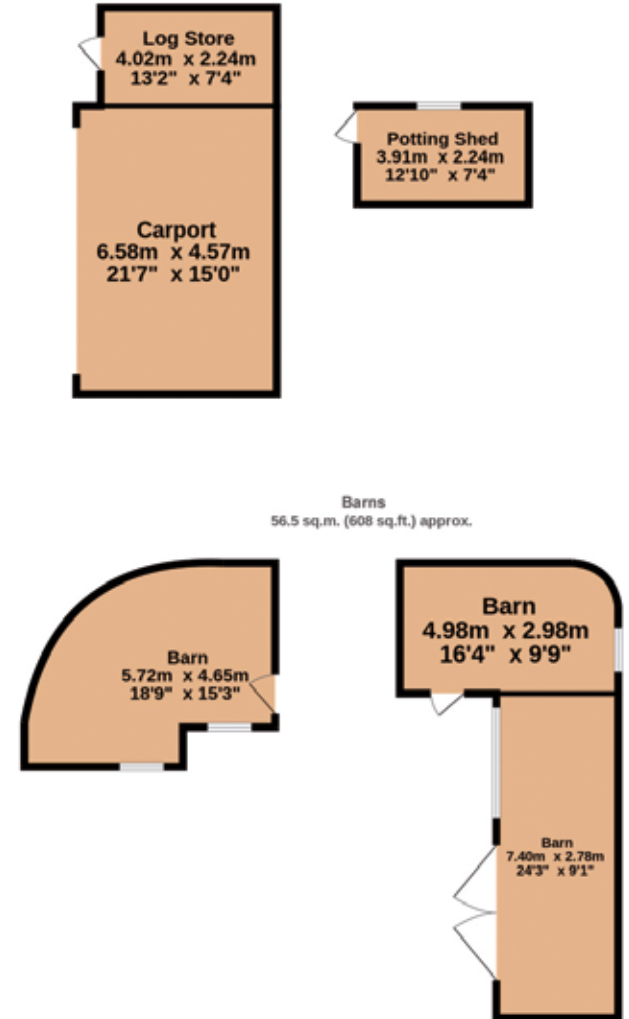
- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Upper Level
179.0 sq.m. (1926 sq.ft.) approx.

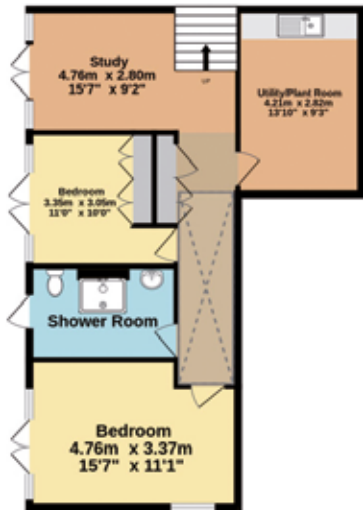


Outbuildings
47.8 sq.m. (515 sq.ft.) approx.



Barns
56.5 sq.m. (608 sq.ft.) approx.

Lower Level
65.6 sq.m. (706 sq.ft.) approx.





Gardens and grounds

The garden itself is a major feature of the house with many mature trees and shrubs as well as the pool area which is a perfect spot to relax and unwind. The herb garden is also particularly attractive.

There are two large fields amounting to about six acres which would be ideal for equestrian use but also offer a wonderful spot to take in the far reaching views over Dartmoor towards Hound Tor. Beyond this there is some outstanding ancient woodland full of granite outcrops and bulbs which is flooded with snowdrops and bluebells in the Spring.

Services

Ground source heat pump, Heat recovery system, Mains electricity.
Mains water. Biotec sewage treatment plant.

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

From Exeter take the A38 towards Plymouth. Exit at Drumbridges roundabout signposted A382 Bovey Tracey and take the fourth exit onto Bovey Straights. At the next two roundabouts continue straight ahead staying on the A382 signposted Lustleigh and Moretonhampstead. Continue on the A382 and after approximately 3 miles take the left turning for the village of Lustleigh, signposted Lustleigh and The Cleave Inn. Just before arriving in the village centre and before the Church turn right up Mapstone Hill. Continue up the Hill and Parsons Loaf is on your right-hand side.



Property information

Tenure: Freehold

Local Authority: Teignbridge District Council www.teignbridge.gov.uk

Tel: 01626 361101.

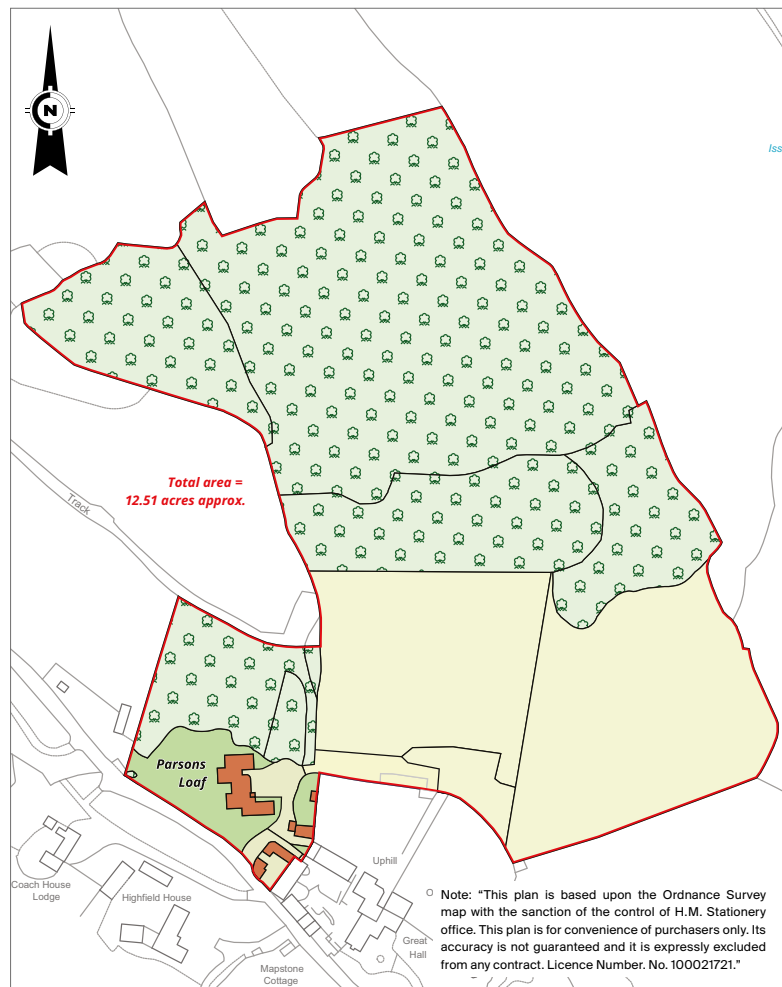
Dartmoor National Park Authority www.dartmoor-npa.gov.uk

Tel: 01626 832093

Council Tax: Band G

EPC Rating: C

Guide Price: £1,950,000



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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