



R O C K   V A L E









# Rock Vale

Lustleigh, Newton Abbot TQ13 9TH

- Bovey Tracey 4.4 miles • Moretonhampstead 4.4 miles
- A38 6 miles • Exeter 21 miles

An exceptional family home with two cottages in the sought-after Dartmoor village of Lustleigh with parkland gardens and a paddock amounting to 3.42 acres

- Stunning 6-bedroom family house
- Sought-after Dartmoor village
- Two residential cottages
- Parkland gardens and separate paddock
- Land amounting to 3.42 acres

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## Situation

The picturesque Dartmoor village of Lustleigh, with its historic houses and cottages clustered around the village square, with a popular Inn, tea shop, shop/post office, church and cricket ground, is one of the areas most beautiful. To the north and south are the towns of Moretonhampstead (4.4 miles) and Bovey Tracey (4.4 miles) both providing a full range of local amenities.

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

There are several highly regarded primary and secondary schools in the area, and excellent private schools: Exeter school and The Maynard in Exeter and Stover School at Newton abbot. The A38 Devon Expressway, to the south of Bovey Tracey has dual carriageway links to Plymouth (35.5 miles) and the M5 motorway at Exeter (21 miles).

## Introduction

Rock Vale is an exceptional family home with two residential cottages in the heart of the popular Dartmoor village of Lustleigh. The main house, which dates back to 1886, provides spacious and versatile accommodation over 3 storeys with an attached 3-bedroom cottage/annexe and a separate detached 3-bedroom cottage. Located in an elevated position with glorious rural views over the gardens and a separate 3.42 acre paddock.

## The House

A primary gravel driveway gives access to the house which is offered in good decorative order. To the right of the entrance hall is a sitting room with Victorian fireplace and a sash window with views over the gardens. To the left are doors leading into an open plan kitchen/breakfast room/dining room. The kitchen has an excellent range of units and appliances including an oil Aga and a central kitchen island. Further doors lead to a rear utility room, and a study with a door leading to the gravel driveway.

From the entrance hall stairs lead to a 1st floor landing providing 3 double bedrooms, 1 with an en suite bathroom and another with an en suite shower room, and a large family bathroom. Stairs lead to a 2nd floor landing providing a further 3 double bedrooms.

From the entrance hall stairs lead down to a useful lower ground utility room/wine cellar with a separate storage room.









## The Cottages

A secondary driveway gives access to a courtyard of two cottages:

### Stable Cottage/Annexe

Attached to the main house is Stable cottage/annexe and an integral single garage. This residential cottage offers spacious accommodation over 3 floors. On the ground floor is a sitting room with WC. On the lower ground floor is an open plan kitchen/dining room with French doors leading out to the garden. On the 1st floor are three bedrooms, one with an en suite shower room, and a family bathroom.

### The Barn Cottage

Barn Cottage is a detached, 2 storey cottage with an integral single garage. On the ground floor is a kitchen with integrated appliances and a sitting room with French doors leading out to the garden. On the 1st floor are three bedrooms and a family bathroom.

## The Grounds

From the lane there are two separate driveways. One accesses the courtyard to the rear of the main house and the two cottages, whilst the other entrance leads to a gravel drive to the side of the main house. To the south and west of the property is stunning parkland gardens with delightful patio areas, sweeping lawns interspersed with many fine specimen plants and trees.

To the south of the garden across a lane is a separate paddock with river frontage. In all the land amounts to 3.42 acres.

## Service

Mains electricity, water and drainage  
Oil fired central heating

## Directions

From Exeter proceed on the A38 towards Plymouth taking the exit at Drumbridges for Bovey Tracey and Newton Abbot. Take the A382 through Bovey Tracey and head towards Moretonhampstead. After approximately 3 miles take the left turn signposted Lustleigh. On reaching the village pass the Cleave Inn and Primrose tea rooms and take the left on to Rudge Hill. After approx. 0.1 miles Rock Vale will be on your left. The 1st entrance is marked Rock Vale Cottages. Please use the next entrance on the left.

What3words – lights.remarks.vies

## Viewings

Strictly by appointment through Stags on 01392 255202

## Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.







# ROCK VALE

Approximate Area = 4992 sq ft / 463.7 sq m (excludes garage)

Annexe 752 sq ft / 69.8 sq m

Limited Use Area(s) = 168 sq ft / 15.6 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 6066 sq ft / 563.5 sq m

For identification only - Not to scale

