



# Willow House

Mapstone Hill, Lustleigh, Dartmoor National Park, Devon

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## An impressive south-west facing family home with stabling and exceptional views over the surrounding countryside, set in c.2 acres

A beautifully presented, detached 3-4 bedroom house offering elegant accommodation arranged over two light-filled floors. Situated in the desirable village of Lustleigh, the property lies in an elevated, south-west facing position and provides bright, contemporary living spaces, many of which are oriented to take in the extensive Dartmoor views. The property benefits from stabling and enjoys about 2 acres of enchanting grounds.



**3 RECEPTION ROOMS**



**3-4 BEDROOMS**



**3 BATHROOMS**



**STABLES & GARDEN OFFICE**



**2 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**2,700 SQ FT**



**GUIDE PRICE  
£1,350,000**



### The property

The ground floor provides three well-appointed reception rooms, all of which are located at the rear to take advantage of the beautiful views. They include the sitting room which features a fireplace with a double-sided log burner and bi-fold doors that open onto the rear terrace. There is also a private study, which shares the log burner with the sitting room, while the heart of the home is the open-plan kitchen and dining room. The dining room has full-height windows and sliding glass doors to two aspects, opening to the terrace, with the kitchen itself providing a wealth of storage in sleek fitted units, as well as integrated appliances by Miele. The terrace wraps around the rear of the house and can be accessed from all the main reception rooms. The utility room provides further space for home storage and appliances with the ground floor accommodation completed by a cloakroom. Oak flooring runs throughout the ground and first floor accommodation.

Upstairs, each of the immaculate double bedrooms has an en suite. These include the luxury principal

bedroom which features full-height windows and sliding doors that open onto a private balcony, as well as a dressing room and en suite bathroom with dual washbasins, a bath and a separate shower. The first floor also has a useful further dressing room which could be used as a fourth bedroom if required. Two attic spaces provide extensive storage, with the potential for conversion into further accommodation subject to obtaining the necessary consents.

### Outside

Willow House occupies a prominent hillside position at the crest of Mapstone Hill, benefitting from exceptional elevated views and a generous plot of approximately 2 acres. At the front of the property, the driveway provides plenty of parking space, as well as access to the purpose built complex which includes a stable, tack room, stable office and store. The log shed provides valuable further garden storage. The enchanting gardens and grounds offer rolling lawns, meadows and woodland, as well as a sunny, west-facing terrace for al fresco dining and taking in the views.



## Location

The property is situated in an elevated position on the edge of the village of Lustleigh, with outstanding views overlooking Sharpitor, Lustleigh Cleave and Houndtor Wood. Lustleigh has a central village square, ancient church, tea shop, village store with Post Office, cricket ground, thriving village hall, a pre-school and popular 16th century public house. The market town of Bovey Tracey lies four miles to the south. The town has a selection of shops, supermarkets, restaurants and cafés, plus a twice-monthly farmer's market. There is also an outdoor swimming pool, while golf, swimming, gym and spa facilities are available at Bovey Castle Hotel. Wonderful walking, cycling and riding routes are available direct from the property and across Dartmoor. Water sports and sailing can be enjoyed at Teignmouth and Shaldon, while an excellent choice of shops and leisure facilities is available in the town of Newton Abbot and the city of Exeter. The A38 Devon Expressway is six miles from the property, providing easy access towards Plymouth to the south, and Exeter to the north. Newton Abbot Station offers regular services to London Paddington

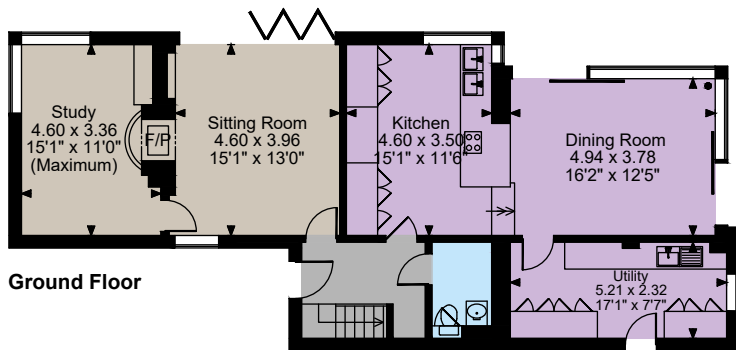
## Distances

- Moretonhampstead 3.8 miles
- Bovey Tracey 4.2 miles
- Newton Abbot 11.5 miles
- Newton Abbot mainline station 11.5 miles
- Exeter 16 miles
- Exeter Airport 23.8 miles

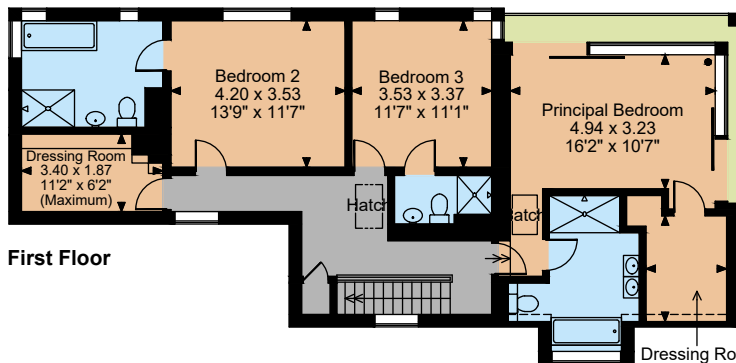
## Nearby Schools

- Moretonhampstead Primary School
- Stover School
- Mount Kelly
- The Maynard
- Exeter School
- Exeter College (Ofsted rated outstanding)

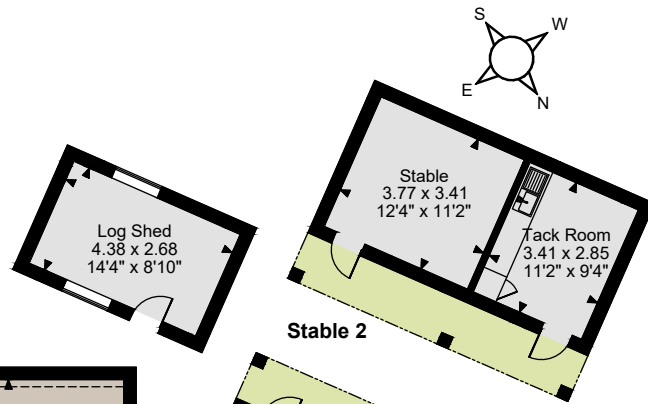




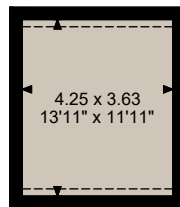
Ground Floor



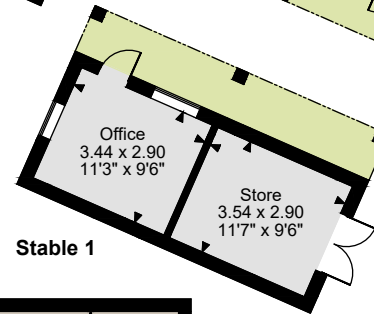
First Floor



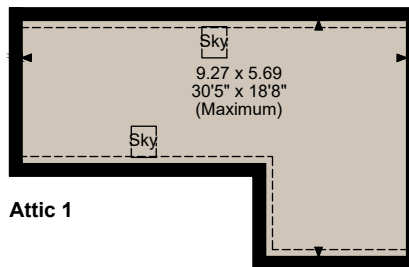
Stable 2



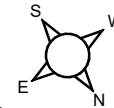
Attic 2



Stable 1



Attic 1



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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### Floorplans

Main House internal area 2,700 sq ft (251 sq m)  
 Stables internal area 471 sq ft (44 sq m)  
 Log Shed internal area 126 sq ft (12 sq m)  
 Total internal area 3,297 sq ft (306 sq m)  
 For identification purposes only.

### Directions

TQ13 9SE

what3words: ///promoting.decrease.every - brings you to the driveway

### General

**Local Authority:** Teignbridge District Council  
**Services:** Mains electricity and water. Private drainage which we understand is compliant with relevant regulations. Oil-fired central heating.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb>  
**Council Tax:** Band G  
**EPC Rating:** D  
**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

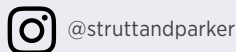
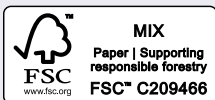
## Exeter

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