



STAGS

Souther Wreyland Lustleigh, Newton Abbot, Devon TQ13 9TS

A beautiful detached thatched cottage, situated in an unspoilt Dartmoor village.

A38 4 miles Bovey Tracey 3 miles

• Wonderful Views • Popular Dartmoor Village • 3/4 Bedrooms • Open Plan Living/Kitchen • Gardens of 0.5 Acres • Gardening Included • Available Immediately • Tenant fees apply.

£1,800 Per Calendar Month

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DESCRIPTION

A beautiful detached thatched cottage, situated in an unspoilt Dartmoor village. The property lies in attractive landscaped gardens and is surrounded by wonderful countryside. It is Grade II listed and offers many period features whilst providing a modernised and very comfortable home. The accommodation comprises of an entrance hall, open plan kitchen/dining and sitting room, utility/laundry room and study/bedroom 4. On the first floor there are three good sized double bedrooms, a family bathroom and separate shower room which are both very well appointed. There are lawned gardens of approximately half an acre, a front courtyard, detached garage and parking area. Gardening is included in the rent. Pets considered (terms apply). Available immediately. EPC (being accessed). Tenant fees apply.

ACCOMMODATION

Front door opening into:

ENTRANCE HALLWAY

A cross-passage hall with parquet flooring, exposed stone walls, coat hooks, built-in shelving and radiator. A door with circular window leads to the rear garden. Shelved store cupboard. Doors lead to the study/bedroom 4, inner hall and the:

OPEN PLAN SITTING/DINING/KITCHEN

SITTING AREA

A beautiful room with window to the front aspect with window seat and door opening into the front courtyard. Feature fireplace with stone mantle and hearth (not in use), two radiators, exposed beams, oak floor and two steps up to:

DINING AREA

Window to the front with window seat and further window to the side. Oak flooring, exposed beams and feature fireplace with stone mantle (not in use).

KITCHEN

Fitted with a range of cream cupboard and drawer units with solid wood work surfaces, stainless steel built-in electric oven and induction hob, stainless steel extractor hood and integral dishwasher. Pale stone floor, radiator, window and part-glazed door to the rear garden. Door to:

UTILITY/LAUNDRY ROOM

Good range of cupboard and drawer units matching the kitchen, space and plumbing for washing machine and tumble dryer, built-in fridge and freezer, stainless steel sink with mixer tap. Cupboard housing oil-fired boiler. Window to rear aspect.

STUDY/BEDROOM 4

Access via a door and two steps down from the entrance hallway, this room has recently been used a fourth bedroom. Windows to the side and rear. Original wood panelling, exposed beams, radiator and wooden floor.

STAIRS AND LANDING

From the entrance hallway, a door leads to the inner hallway with turning wooden stairs and banisters rising to the first floor landing. Window to rear overlooking the garden. Exposed wood floorboards and beams, radiator and linen cupboard. Doors to:

BEDROOM 1

A lovely triple aspect room with exposed floorboards, two radiators, built-in wardrobe and feature fireplace with stone mantle (not in use).

BEDROOM 2

Another characterful room with window to the front, radiator, exposed floorboards and beams.

BEDROOM 3

A large double bedroom with two built-in double wardrobes, windows to the front and side aspects, both with window seats, exposed floorboards, radiator and feature fireplace with stone mantle (not in use).

BATHROOM

Fitted with a period style white suite comprising of pedestal wash basin, roll-top bath with mixer tap/shower attachment, close coupled WC and bidet. Ceramic tiled splashbacks, exposed floorboards, heated towel rail and window to rear aspect.

SHOWER ROOM

Window to rear aspect. Fitted with a period style white suite comprising of a pedestal wash basin, shower cubicle with large shower head and close coupled WC. Ceramic tiled splashbacks, cream half panelled walls, shelving, radiator, built-in cupboard and exposed floorboards.

OUTSIDE

Souther Wreyland is situated in mature gardens with large areas of lawn with surrounding shrub borders and there is a patio area adjacent to the house which is ideal for outdoor dining. The gardens offer wonderful views over other thatched rooftops in the hamlet to the open countryside beyond. There is an attractive front courtyard area adjoining the living space with a stone-built

store. Below the gardens is a shared driveway, giving access to the garage and parking area.

N.B. The landlords will retain a gardener to main the grounds.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating. Council tax band G (ref: 020899).

SITUATION

Souther Wreyland sits in the hamlet of Wreyland, on the edge of the sought after village of Lustleigh, which lies in a stunning setting on the eastern edge of the Dartmoor National Park. The thriving village has a strong community with a well-regarded pub, village shop/stores, tea rooms and church. The nearby town of Bovey Tracey (3.5 miles) has an excellent range of day-to-day amenities whilst the town of Moretonhampstead (5 miles) has a similar range of facilities. Although Lustleigh is set in a very rural unspoilt part of the West Country, nestled in the Wray Valley, the property is only five miles from the A38 which links Plymouth and Cornwall to the south and Exeter and the M5 to the north. Both cities have rail links to London on the Waterloo and Paddington lines whilst Exeter International Airport lies four miles to the east of the city. Newton Abbot which is around 10 miles away also has a mainline railway station on the London Paddington line.

DIRECTIONS

From Bovey Tracy, take the A382 towards Moretonhampstead. After approximately 3 miles, turn left signposted to Lustleigh. Follow the road and after about half a mile, turn left on a sharp right hand bend, just past a row of cottages. Take the second lane on the right by a low thatched cottage. After a short distance, Souther Wreyland will be found on the left. The parking area can be found by turning left immediately after the property, down a grassy lane with a public footpath sign (also signed with two other property names). The parking for Souther Wreyland is on the left.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1800 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,825. DEPOSIT: £2,076 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required. Viewings strictly through the agents.

Please note: special conditions apply regarding to the Thatch roof and Landlords insurance.

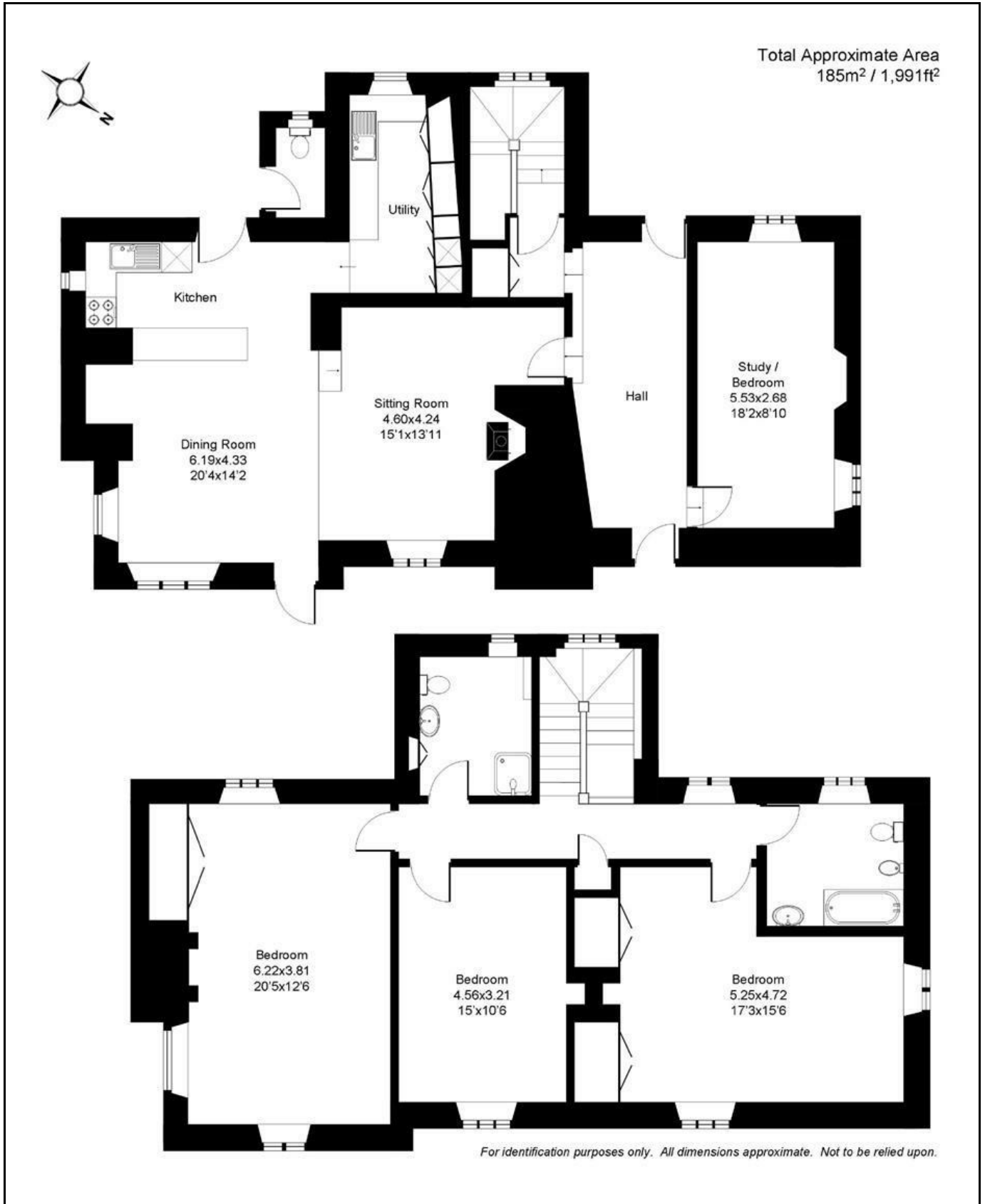
HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.





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