



**WOODS**  
DISTINCTIVE HOMES



# Ludgate House

## Haytor

## Devon

## TQ13 9XR

Ludgate House is an impressive Victorian semi detached house in a generous size plot on Dartmoor, close to the landmark of Haytor Rocks.

- Conservatory
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
  - 6 Bedrooms
  - 3 Bathrooms
- Double Garage
- Ample Parking
- Gardens
  - Views





Two doors at the front open into a conservatory which leads to the lounge/dining room. The generous size lounge/dining room has a window at the front, doors to the conservatory and an open fireplace. The kitchen/breakfast room has a range of units and includes a stainless steel finish range style cooker with a splash plate and a filter hood above. This room also has an LPG fired boiler and windows and a door at the rear. A utility room leads through to a cloakroom. There is an inner hall with a staircase to the first floor landing which has an airing cupboard, a staircase to the second floor and access to four bedrooms and a bathroom. The master bedroom has a window at the front enjoying some distant views, fitted furniture and an en-suite bathroom. The second bedroom is a double room with a window at the front enjoying far reaching views. In the third bedroom there is space for a double bed, a built-in wardrobe and a window at the rear with an outlook across to Dartmoor. The fourth bedroom is a single room with views across to moorland at the rear. The bathroom has a pale colour suite. On the second floor landing there is a storage cupboard, access to two double bedrooms and a bathroom. Both the fifth and sixth bedrooms have skylight windows with distant views at the front and there is a cupboard in the fifth bedroom.

Outside, two metal gates open into a sweeping gravel drive, which leads to a detached double garage. The gardens are a particular feature with the main area at the front taking advantage of a southerly aspect. They are partly lawned with a variety of flowers, shrubs, evergreens and trees. Also, there are areas with chippings and paving.

Ludgate House occupies a generous size plot on the open moor, close to the landmark of Haytor Rocks. The landscape of Dartmoor is renowned for its dramatic scenery and is popular for outdoor activities, including walking and riding. Nearby is the hamlet of Haytor Vale with the traditional Rock Inn. The neighbouring village of Ilsington has a number of amenities, including a primary school, a parish church and a pub. In The Ilsington Country House Hotel there is a health club facility. The town of Bovey Tracey is around 3.5 miles away with various shops, a choice of places to eat, a library, doctors, dentists, veterinary surgeries and recreational facilities. At Heathfield, there is access to the A38 Devon Expressway, connecting to Exeter and the M5 motorway to the north and Plymouth to the south.

**SERVICES** Electricity, mains water, mains drainage, liquid propane gas.

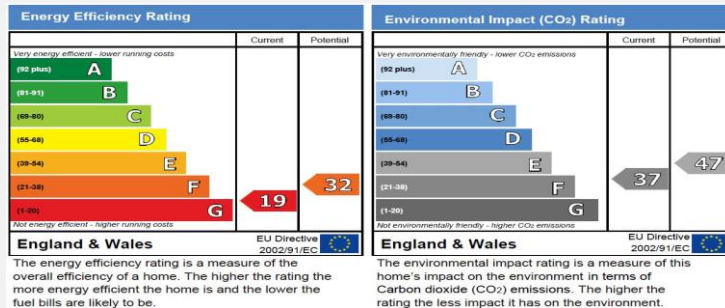
**DIRECTIONS** From the A38 Devon Expressway, take the Drumbridges exit at Heathfield. Take the A382 road signposted to Bovey Tracey and at the second roundabout, take the B3387 road signposted to Haytor, Widecombe and Manaton. After about .3 of a mile take the left hand turning signposted to Haytor and Widecombe and follow this road up onto the moor. Just before Haytor Rocks on the right, take the left hand turning signposted to Haytor Vale, Ilsington and Liverton. After crossing the cattle grid, take the left hand turning signposted to Haytor Vale and the entrance to Ludgate House is immediately on the left.







Ludgate House, Haytor  
Total Area: 255.3 m<sup>2</sup> ... 2748 ft<sup>2</sup>



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