



Moor Rest, Lutton, PL21 9SD

CHRISTOPHER'S
— SOUTH HAMS —



Words can't truly do justice to just how quaint and charming this detached, moorland cottage is and its perfect namesake could not be more apt. Flawlessly presented, the cottage offers beautifully appointed and flexible accommodation throughout. The sitting room showcases period assets in abundance, from the feature beams to the impressive Villager wood-burner stove framed in exposed stone with an oak lintel and mounted on a slate hearth. Making clever use of an 'L' shape are the kitchen and utility space. Muted tones of dove-grey and clean white lines unveil a wealth of integrated units and appliances – a super spot for baking and creating. Upstairs, there are two bedrooms both with a generous amount of built-in storage. Outside, a driveway with space for two vehicles precedes the detached garage that has light and power connected. A few steps lead to the rear garden and what an absolute delight this is. A patio, encased by a traditional stone wall provides a bit of seclusion for alfresco entertainment. Cobbled steps lead to the rest of the garden inviting you to delve and explore among areas of verdant lawn, raised beds and established shrubbery; alongside a productive kitchen garden and greenhouse, there is a real feast for the green-fingered enthusiast. At the top of the garden, saturated in a spectacular outlook, is a summerhouse, with a veranda so perfectly positioned that the rural, panoramic views almost become a secret just for you to enjoy. Immerse yourself into village life here and truly embrace – more rest at Moor Rest. Viewings are highly recommended.



Key Features

Detached Moorland Cottage (not listed)
Immaculately Presented
Flexible Accommodation
Downstairs Shower Room
2 Bedrooms
Stunning Gardens & Views
Summerhouse (light & power) with Spectacular Views
Garage (light & power) & Parking

Situation & Amenities:

Surrounded by beautiful countryside, and with the pretty River Avon trickling through, Lutton is a small community-focussed hamlet that sits against the backdrop of the 13th century St. Mary's Church. Fondly reputed to have a tranquil atmosphere, Lutton is a charming place for those who want to escape the hustle and bustle of busy life and the river is a popular spot for fishing and boating, with several walking and bicycle trails along its banks to take in the stunning scenery of coastline and countryside. Divided by the boundary to Dartmoor National Park, Lutton is approximately 1 mile to the village of Cornwood. Sitting above the River Yealm valley this was once part of an important trading route which carried tin, wool and cattle between Tavistock and Totnes giving it a rich South Hams history. The Cornwood Inn is community-owned serving food and drinks and acts as a focal point for activities that bring people together. It is a hub for outdoor activities, such as walking or cycling, with somewhere to store your equipment and meet up before setting out or a warm welcome on your return. Cornwood also hosts a weekly, visiting post-office, whilst nearby Yondertown entertains a mobile library every other Friday (at the time of writing). Alongside the ever popular and successful Cornwood Cricket Club, the village is also home to the church of St Michael and All Angels. The Church of England Primary School (with a pre-school on the same site) feeds into Ivybridge Community College with its World Class Quality Mark Award and fantastic sport facilities. Further community facilities such as Health Centres, Dentists, Libraries, Supermarkets, Leisure Facilities and Transport Links can be found in nearby Ivybridge (4 miles) and the vibrant Waterfront City of Plymouth (10 miles) beyond.

Services: Mains Electricity. Oil Fired Central Heating. **Tenure:** Freehold.
Mains Water. Mains Drainage.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

Local Authority:

South Hams District Council,
Follaton House, Totnes, TQ9 5NE

Council Tax Band: C

Viewings:

Strictly by appointment through
Christopher's South Hams
01752 746 550

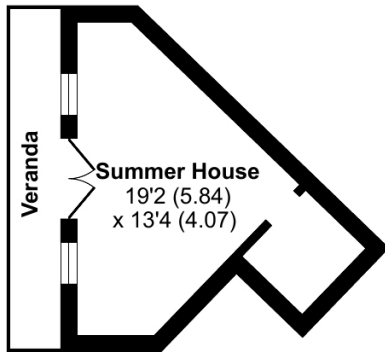


Gibb Hill, Lutton, Ivybridge, PL21

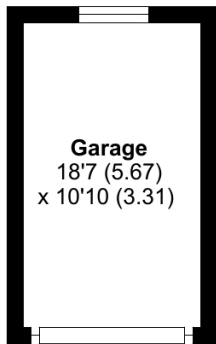
Approximate Area = 966 sq ft / 89.7 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Garage = 202 sq ft / 18.7 sq m
 Outbuilding = 200 sq ft / 18.5 sq m
 Total = 1408 sq ft / 130.6 sq m
 For identification only - Not to scale



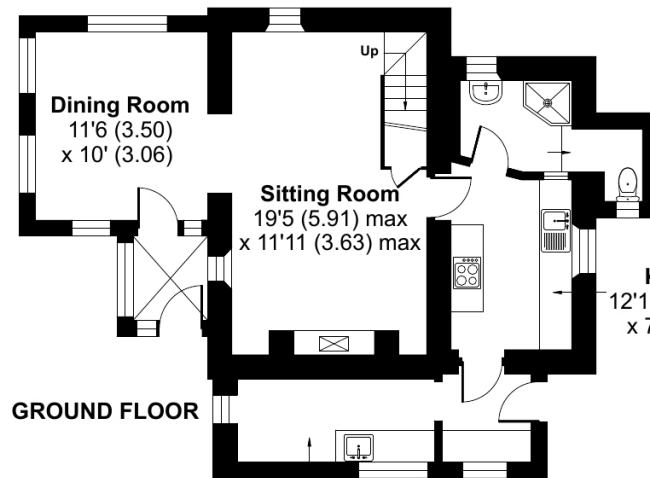
Denotes restricted
head height



OUTBUILDING
not shown in position

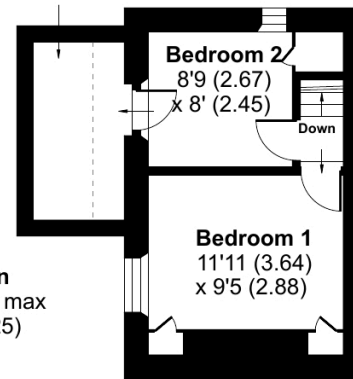


GARAGE
not shown in position



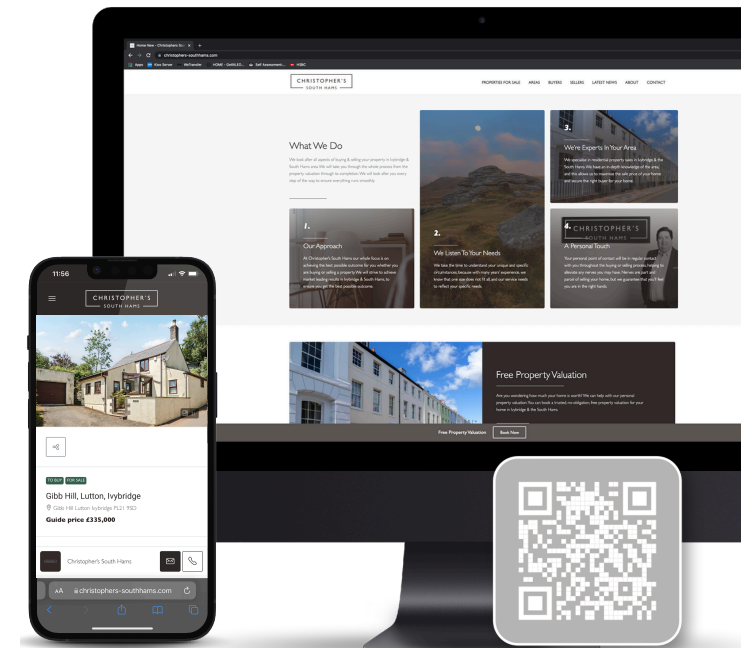
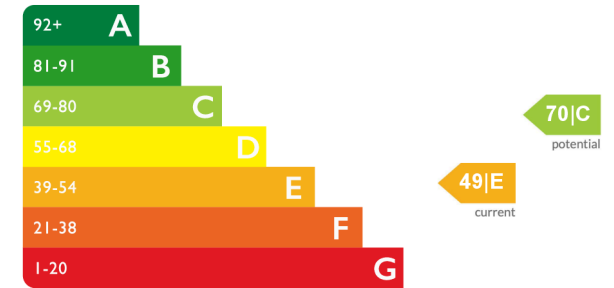
GROUND FLOOR

Attic Storage
10'11" (3.32)
x 5'7" (1.70)



FIRST FLOOR

Energy Efficiency Rating



See more great properties or arrange your viewing by
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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CHRISTOPHER'S
SOUTH HAMS

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