



Salisburys

Lydford, EX20 4BJ

Offers In Region Of £795,000

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- Substantial Victorian property
- Large mature gardens
- Separate Annex potential
- Large vaulted Master bedroom
- Garage and parking
- On the edge of Dartmoor National Park
- Semi Rural Location
- 5 Reception rooms
- 4 bedrooms
- Opportunity to refurbish and update



A substantial and well proportioned Victorian property, situated in large mature grounds, in a semi-rural location near Lydford. Sedgeford House is a handsome period property, offering scope for refurbishment and updating with flexible accommodation as follows:- 3 Reception Rooms (2 Living Rooms and a Library/Study), Kitchen with AGA, Annex (Bedroom, Bathroom & Lounge), Utility area, vaulted Master Bedroom, three further large double bedrooms and a small Dressing Room, Family Bathroom, separate w.c. Externally, the house is set within large grounds mainly laid to lawn, with mature shrubs and trees and with a rockery and patio to the rear of the property. Driveway parking is available in front of the single garage. The front of the property has a dwarf wall, ornate cast iron railings and a lawned garden with shrub borders. The property is offered to the market CHAIN FREE.



Total area: approx. 228.8 sq. metres (2463.1 sq. feet)
These are approximate dimensions. Plan produced using PlanIt.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	40 E	
21-38	F		
1-20	G		

