



Lydford, EX20.

£345,000





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### An Exceptional Residence in a Historic Victorian Coaching Inn Conversion

This remarkable home is one of just seven exclusive properties created from the historic Victorian Coaching Inn once known as The Mucky Duck. Nestled on the edge of the picturesque village of Lydford—just moments from the breathtaking Lydford Gorge and within easy reach of Dartmoor National Park—this residence masterfully blends period charm with contemporary luxury.

Converted in 2004 by specialist developers, the building was sympathetically transformed to offer high-quality finishes, generous living spaces, and a truly individual character. The result is a distinctive and beautifully appointed home, perfectly suited to modern living while retaining its heritage appeal.

With central heating throughout, a blend of original character features and modern conveniences, and a location within an Area of Outstanding Natural Beauty, this exceptional property offers a rare opportunity to enjoy the very best of countryside living in an elegant and historic setting.







## Accommodation

At the heart of the home lies a well-appointed kitchen, featuring traditional slate flooring, modern Shaker-style cabinetry, and roll-edge worktops. Integrated appliances include an electric double oven, halogen hob with extractor, stainless steel one-and-a-half sink with mixer tap, and provisions for a dishwasher, fridge, freezer, washing machine, and tumble dryer—ensuring both style and practicality.

The spacious open-plan lounge and dining area is enhanced by a solid wood floor, exposed beams, and a striking exposed stone fireplace with a wood-burning stove, creating a cosy and inviting focal point—perfect for cooler evenings.

Upstairs, the home boasts three generously sized double bedrooms. Two benefit from en-suite bathrooms, offering a sense of privacy and comfort, while the third bedroom is conveniently served by a stylish Jack and Jill shower room. The thoughtful layout ensures each room is filled with natural light and a warm, welcoming ambiance.

Externally, the property features its own private garden, ideal for al fresco dining and relaxation, as well as access to beautifully maintained communal gardens. Additional benefits include private parking, a garage, and ample storage.





**Services:** Mains electricity and Water.  
Communal Septic Tank. Oil fired Boiler for heating.

**Tenure:** Freehold - £350 per annum for the Maintenance of the Communal .

**Council Tax Band:** C

**Viewings:** By appointment only.

**Directions:** From Tavistock's Bedford Square, take the Brentor Road and continue on this road for approximately 6 miles towards Lydford. The Mucky Duck is located on the left hand side, just after the signpost and car park for Lydford Gorge. Enter the driveway and proceed to the back of the building and parking area number 4.

**What3 Words:** <https://w3w.co/myths.gently.lives>

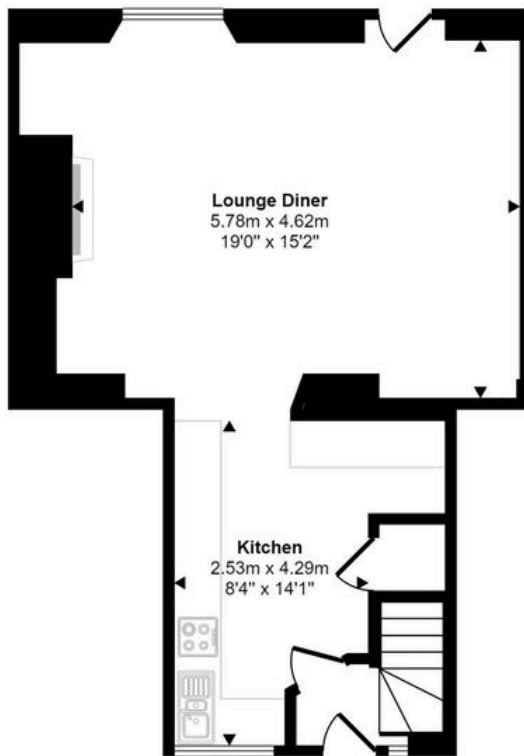
**Google Maps:** <https://maps.app.goo.gl/cCfD1GS3Gtce1SYQ7>

**Agents Notes:** Fixtures, fittings, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.



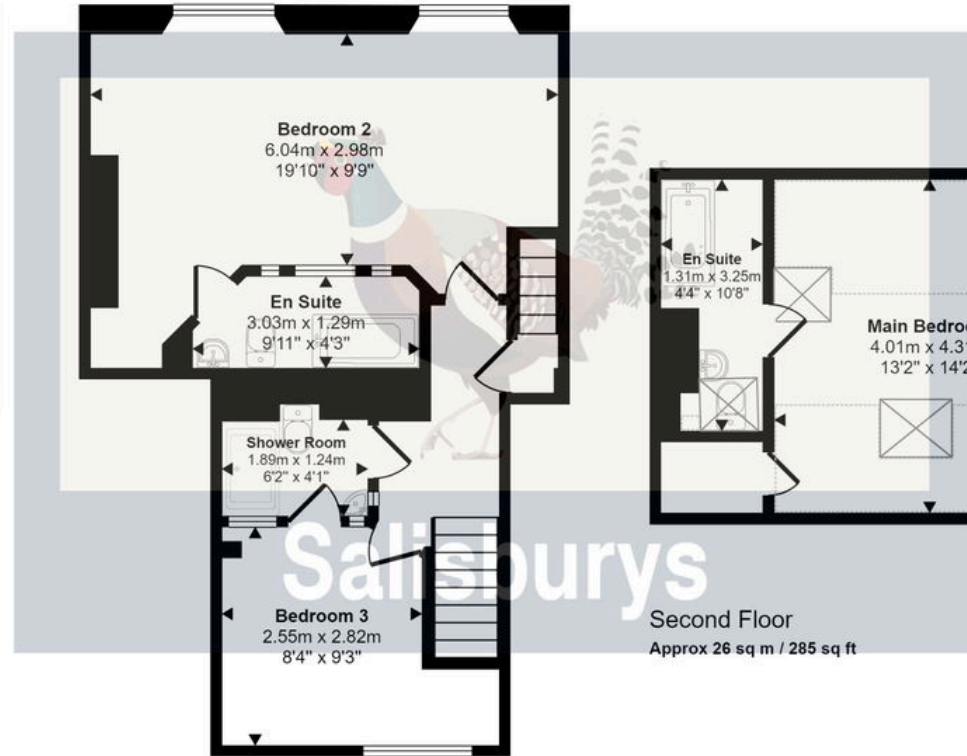


Approx Gross Internal Area  
137 sq m / 1474 sq ft

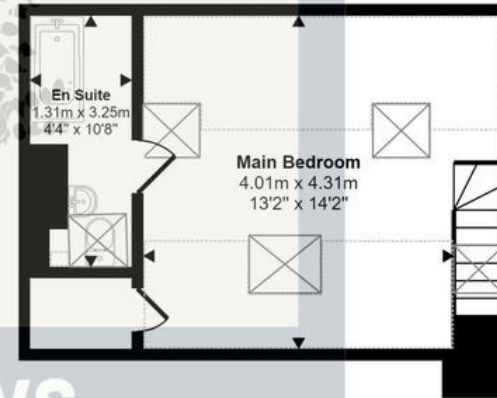


Ground Floor  
Approx 48 sq m / 514 sq ft

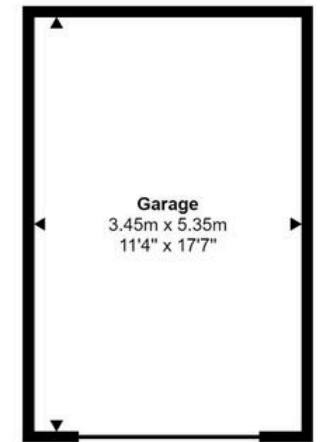
Denotes head height below 1.5m



First Floor  
Approx 44 sq m / 475 sq ft



Second Floor  
Approx 26 sq m / 285 sq ft



Garage  
Approx 18 sq m / 199 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

