



Lydford, EX20

Guide Price £750,000



Salisburys

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Castle's Reach is an impressive detached family home which has been in the same family for the past 18 years and is located in the popular Dartmoor Village of Lydford. The property sits within very well maintained front and rear gardens of approximately half an acre with the benefit of views across open fields to the rear. The house was built in 1997 and has been completely upgraded by the current owners who have created an immaculately presented quality home that is finished to an exceptional standard. The downstairs living accommodation offers a stunning "heart of the home" Kitchen (System Six, Exeter) with a full range of base and wall units and impressive central island, all fitted with quartz worktops and integrated appliances. There is a separate Dining Room adjacent to the Kitchen and the downstairs cloakroom is fitted with Fired Earth hand-basin and w.c and Fired Earth Mother of Pearl tiling. The dual aspect Lounge has French doors providing access out onto the paved patio and the expansive rear garden and has an impressive Devon Stone focal fireplace with solid oak mantle and dual fuel burner.

To the upstairs, the Master Bedroom enjoys views across the rear gardens and open fields and has two built in wardrobes and a superbly appointed ensuite bathroom benefit of underfloor heating. There is a stunning Fired Earth stone slipper bath with wall mounted taps and hand held shower, a separate large rectangular shower enclosure with fixed glass shower panels and thermostatically controlled shower. Both the tiled flooring and tiled walls are by Fired Earth. The three further bedrooms are all double bedrooms and Bedroom Four has wall to wall Sharps fitted wardrobes.

Externally, the property and gardens are immaculately well maintained. The property is approached via a private gravelled driveway with parking for multiple vehicles up to the double garage which has a pitched roof providing additional overhead storage and both are fitted with power and lighting. There is an additional 5 bar gate to the side of the garages that provides access to the rear garden and pedestrian access is available to the right of the garages.





Accommodation:

Ground Floor:

Entrance Hallway: (4.71m x 1.96m/15'45" x 6'43")

Kitchen (3.51m x 6.54m/11'6" x 21'5")

Reception Two/Dining Room (4.73m x 3.49m/15'6" x 11'5")

Downstairs Cloakroom (0.73m x 1.72m/2'5" x 5'8")

Lounge (3.48m x 6.59m/11'5" x 21'7")

First Floor:

Master Bedroom (3.55m x 4.56m/11'8" x 15'0")

Ensuite (3.49m x 1.93m/11'5" x 6'4")

Bedroom Two (3.40m x 3.29m/11'2" x 10'10")

Bedroom Three (3.47m x 3.20m/11'5" x 10'6")

Bedroom Four (3.05m x 3.57m/10'0" x 11'9")

Family Bathroom (2.77m x 1.74m/9'1" x 5'9")

Externally:-

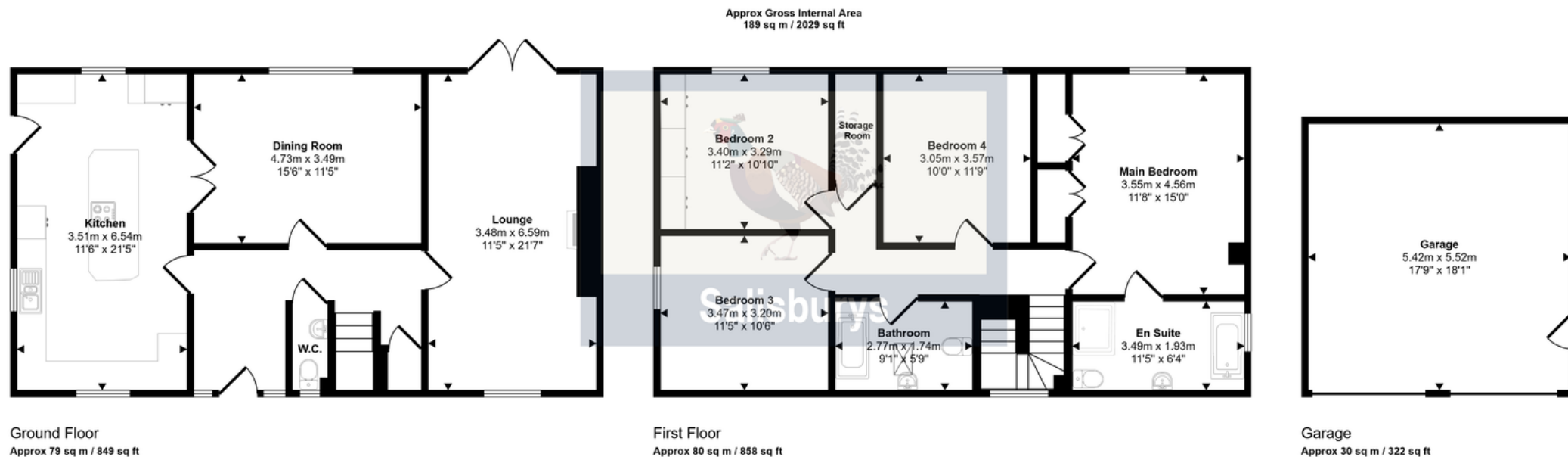
Double Garage: (5.42m x 5.52m/17'9" x 18'1")







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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.

