



Lydbells



Village Pub 350 yards • Farm Shop 0.8 miles • Open Moorland 1 mile • Tavistock 8.5 miles • Okehampton 9 miles • What3words reference [///spaces.grinders.resold](https://www.what3words.com/space-hopper-grinders-resold) • For detailed directions please contact the office.

A 3-bedroom, semi-detached house for modernisation and refurbishment, with attractive gardens, garage and drive, on the edge of a highly sought-after Dartmoor village enjoying southerly moorland views.

- 3-Bedroom Semi-detached House
- In Need of Modernisation
- Opportunity to Extend/Remodel (STP)
- Good-sized, South-facing Sun Room
- Pretty Front and Rear Gardens
- Private Driveway & Large Garage
- Edge of a Desirable Dartmoor Village
- Beautiful Moorland Views
- Freehold
- Council Tax Band: C

Guide Price £335,000

SITUATION

This appealing home is situated in an elevated position on the edge of the sought-after village of Lydford, on the western fringe of Dartmoor National Park, enjoying southerly countryside and moorland views. The beautiful scenery of Lydford Forest and the Lyd Valley is nearby, and open moorland is accessible within a mile.

Lydford itself is a very desirable, unspoilt historic village centered around a medieval castle which was passed to the care of English Heritage in 1932. The village is served by two pubs, an Ofsted "Good"-rated Primary School, a village hall and a popular farm shop, and also boasts the delightful Lydford Gorge - a National Trust property with its famous waterfall - and the nearby Granite Trail cycleway. Lydford is almost equidistant between the towns of Tavistock and Okehampton which, collectively, offer a superb range of shopping, recreational and educational facilities, including Tavistock's sought-after independent school, Mount Kelly. Furthermore, access to the A30 is found 5 miles to the north, with the cathedral city of Exeter some 32.5 miles to the east, providing transport road, rail and air connections to London and the rest of the UK.

DESCRIPTION

This southeast-facing, 1950s-built, semi-detached house has been a cherished home to our clients for almost 30 years. Offering bright and well-balanced 3-bedroom accommodation, the house is now in need of modernisation and may also present opportunities for extension and alteration, particularly to encompass the remodelling or upward extension of the single-storey tenement to the side (for which there is a recent, local precedent), subject to any necessary consents or approvals.

Accompanying the house are pretty front and rear gardens, a large garage and a driveway, making this a very well-rounded home which offers good potential for a number of lifestyles, including first-time buyers, young couples and growing families, as well as those downsizing or seeking a peaceful village retreat.

ACCOMMODATION

The house is accessed at the front into a good-sized, triple-aspect conservatory of hardwood construction on a low blockwork base, and with a newly fitted carpet. As with the other front-facing rooms - the sitting room, kitchen/diner and two largest bedrooms - there are attractive Dartmoor and countryside views on offer to the south. The ground floor accommodation then briefly comprises: an inner hallway; a bright, dual-aspect sitting room

centered around a gas fire with a tiled and timber surround; a dual-aspect kitchen/dining room; a side lobby; a utility/laundry room, and; a WC (not currently in use). The kitchen is equipped with a range of cupboards and cabinets with roll-edge worktops incorporating a stainless-steel sink with a double drainer, with an attractive outlook over the rear garden. To one side there is also a good-sized pantry cupboard set beneath the staircase, and there is space for a free-standing LPG cooker.

At first-floor level are the three bedrooms, of which two are good-sized doubles and the third a single or potential study overlooking the rear garden, and a family bathroom. The family bathroom is equipped with a 3-piece suite to include a panelled bath with a Mira electric shower over, full tiling around the bath, and an airing cupboard with a hot water cylinder to one side.

OUTSIDE

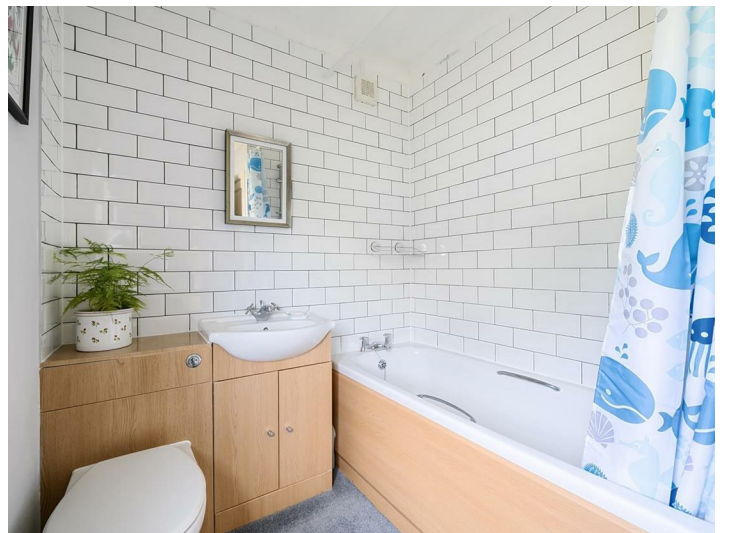
A gated driveway at the front of the house leads around to the rear where there is a parking and turning area for two vehicles in addition to the detached garage, which is of a good size, has an up-and-over front door, a pedestrian side door and an internal power connection. Flanking the drive is a pretty front garden positioned to take advantage of the moorland views. The property's rear garden is an undoubted highlight, being laid mainly to lawn and planted with a variety of colourful plants and flowering shrubs, offering excellent potential for keen horticulturists and gardeners as well as growing or active families. The rear garden also features an ornamental pond and a 6'x8' greenhouse.

SERVICES

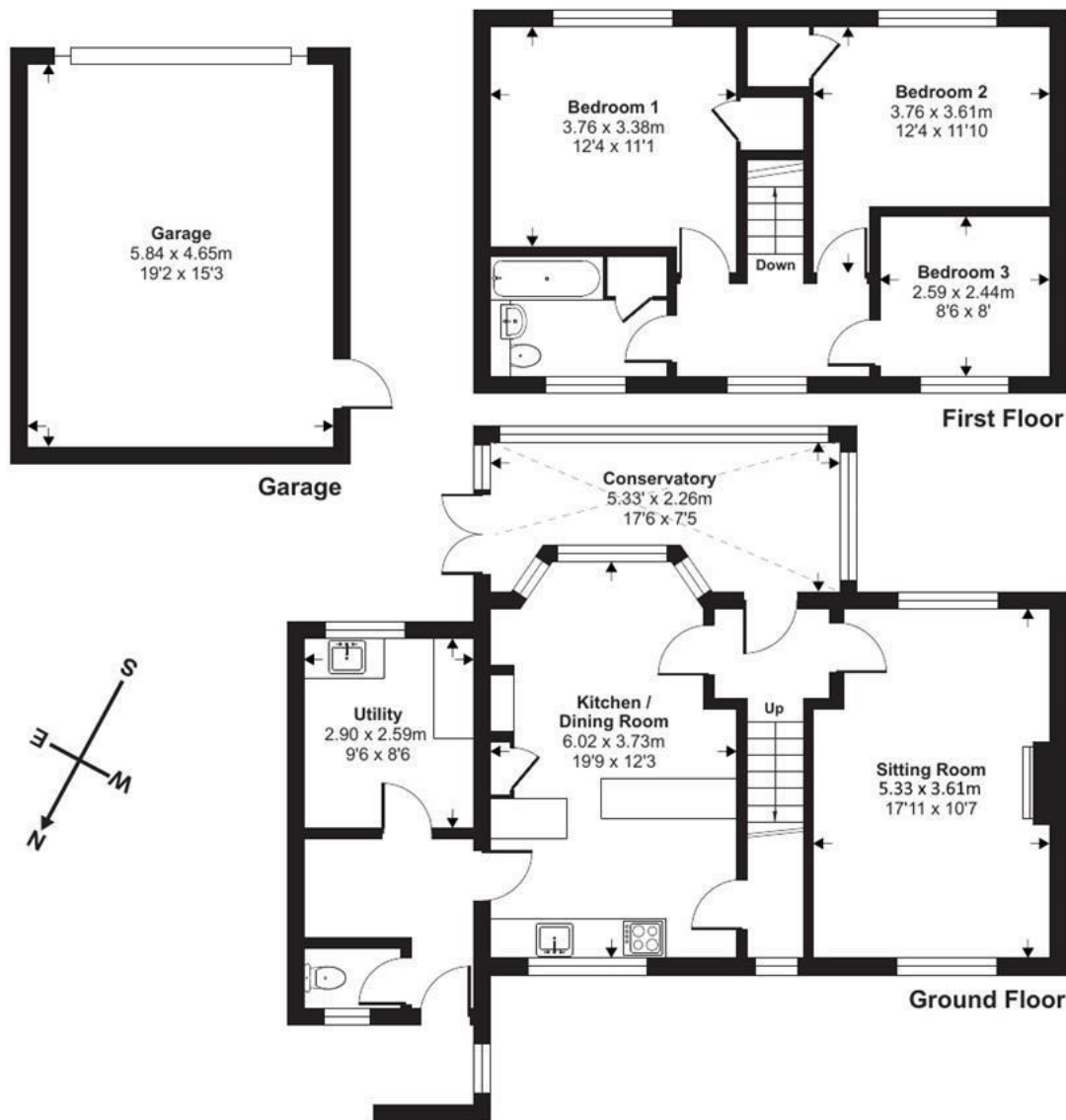
Mains water, electricity and drainage are connected. LPG-fired central heating throughout, except the utility room and ground-floor WC. Superfast Broadband is available and mobile voice/data services are available via EE and Three (source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. The property, along with two of its neighbours, has the benefit of additional parking in a large roadside bay to the front of the house, with the right to park one vehicle each (for which there is sufficient space).
2. A neighbouring bungalow has planning consent for the construction of a replacement dwelling.
3. An historic Concrete Screening test assigned the house to class A/B for Muncie Block (suitable for mortgage lending).



Approximate Area = 1296 sq ft / 120.4 sq m
 Garage = 294 sq ft / 27.3 sq m
 Total = 1590 sq ft / 147.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1150471

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	14	
1-20	G		
Net energy consumed - higher heating costs			
England & Wales		EU Directive 2002/91/EC	10

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