



Whitelady House



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Lydford, Devon EX20 4BL

Moorland 350 yards • Lydford 1.3 miles • Tavistock Centre 7 miles • A30 7 miles • Plymouth 22 miles • Exeter 33.5 miles

A very substantial and flexible country house of 3,600sq.ft, set within extensive, private gardens with various outbuildings including a two-storey barn, in a discreet position close to open moorland.

- Impressive, Chain-free Country House
- Superb Space and Character
- Yard and Substantial Outbuildings
- Private and Picturesque Setting
- Part Freehold, Part Leasehold
- 6 Double Bedrooms, 4 Bathrooms
- Large Garden with Hot Tub
- 2-storey Barn and Stables
- Within 350 Yards of Open Moorland
- Council Tax Band: G

Guide Price £895,000

SITUATION

This superb country residence is located in a discreet position to the south of the sought-after village of Lydford, adjacent to the National Trust-owned property at Lydford Gorge, which famously features cascading waterfalls, wildlife, interesting rock formations and ancient woodlands to explore. For lovers of the outdoors, there are many walks and cycle routes to enjoy nearby, with open moorland accessible within just 350 yards.

Lydford itself is a very desirable, unspoilt historic village on the western fringe of Dartmoor National Park, 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, a popular farm shop, and the Granite Trail cycleway. The nearby towns of Tavistock (7 miles) and Okehampton (10 miles) collectively offer a superb range of shopping, recreational and educational facilities. There is access to the A30 within 7 miles to the north, at Sourton, and Exeter, some 25 miles further on, provides air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

This hugely impressive former farmhouse is a home of immense proportions and character, offering tremendous versatility and wonderful space for large and active families. The accommodation totals over 3,600sq.ft, with the six double bedrooms and three receptions being generously sized, and collectively served by four bath/shower rooms.



The house is complemented externally by a very large lawned garden featuring a hot tub, and a varied range of outbuildings, including a substantial two-storey stone barn, with lapsed planning for conversion to holiday lets. In recent years, our client has generated a healthy income through holiday letting and the property is therefore offered for sale chain-free.

ACCOMMODATION

Throughout the house, there are extensive traditional character details, including bespoke joinery, exposed ceiling timbers and A-frames, flagstone slate flooring and slate window sills, and exposed stonework including several impressive fireplaces. There are two entrances and two staircases, with the ground floor accommodation being briefly comprised as follows: a principal sitting room centered around an impressive stone fireplace with an inset log burner; a very large dining room with beautiful flagstone flooring; the adjacent kitchen; a separate snug, sitting or TV room with a log burner set into a sizable stone fireplace; a useful walk-in pantry area and cloakroom; a double bedroom suite with patio doors and a good sized en-suite shower room with a utility cupboard. The kitchen is equipped with an excellent range of cupboards and cabinets with black granite worktops incorporating a double Belfast sink with drainers on either side, plus a large island doubling as a breakfast bar. Integrated appliances include a NEFF 5-ring induction hob, double oven and dishwasher, plus a built-in fridge and separate freezer. In addition, there is an oil-fired Aga complete with two hotplates and a double oven.

Off the impressive, galleried first-floor landing are five further generous double bedrooms, including two with en-suite shower rooms, and a family bathroom. Each of the bedrooms features exposed ceiling timbers or A-frames and there are three good-sized double rooms with a view out over the property's large lawned gardens.

OUTSIDE

The house is approached over a long tree-lined, gated drive which sweeps into a large yard where there is extensive parking for numerous vehicles of almost any size. Around the site are various outbuildings, including a 2-storey stone barn, currently serving as a games room with a storage loft over but which could, subject to planning, be adapted for other purposes such as a garage or workshop, plus a former piggery and stables arranged around a small inner yard. Given the extent and nature of these buildings, the property is well-suited to keeping small domestic livestock. The property's garden is set to the side of the house and predominantly laid to lawn, with wildflower borders and mature apple trees. Directly to the front of the house is a gravelled seating area featuring a hot tub.

SERVICES

Mains water and electricity are connected. Oil-fired central heating throughout. Private drainage via a brand new (July 2024) sewage treatment plant. Standard broadband is available. Limited mobile voice/data services are available via EE (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. Part of the garden is leased from the National Trust, on a 99-year lease which commenced in February 2007. The annual rent is £250. A copy of the lease is held by Stags.
2. A neighbouring building belonging to the National Trust faces into the property's yard, and a right of way exists for the Trust to access this building.
3. West Devon Borough Council granted consent in 2009 (ref: 13211/2009/TAV) for the conversion of the barn and piggery into 3 holiday lets, although this has now lapsed.
4. Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is [///bybypasses.bets.regard](https://www.what3words.com/#!/bybypasses.bets.regard).



