



Muscovy House



**STAGS**



# Muscovy House

6 Mucky Duck, Lydford, Devon, EX20 4BL

Open Moorland 350 yards • Lydford Village 1.3 miles •  
Tavistock Town Centre 7 miles • Exeter 33.5 miles

Offered chain-free, a 4-bedroom character home with pretty gardens, parking and a garage, in a private and picturesque setting close to Lydford Gorge and open moorland.

- Individual 4-bedroom Home
- Open-plan Reception Room
- Pretty, Cottage-style Gardens
- Desirable Edge-of-Moor Setting
- Freehold
- 3 En-suite Bath/Shower Rooms
- Contemporary Character Style
- Ample Parking and Garage
- No Onward Chain
- Council Tax Band: E

## Guide Price £385,000

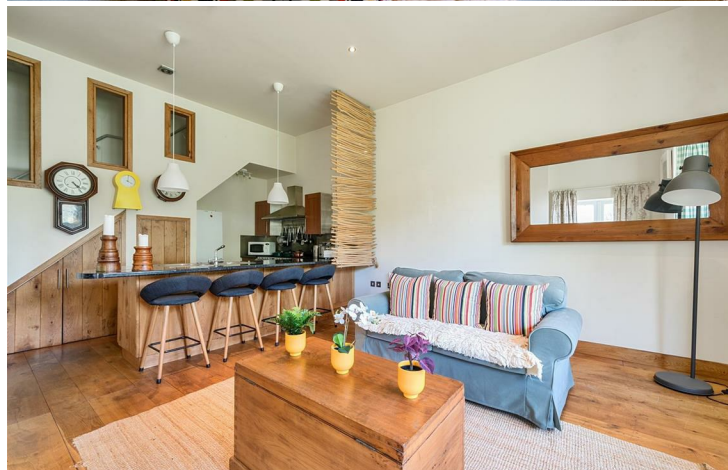
### SITUATION

This beautiful house is located to the south of the unspoilt, picturesque village of Lydford, on the western fringe of Dartmoor National Park. It has some extremely attractive surroundings, being positioned on the edge of the National Trust-owned property at Lydford Gorge, famous for being the deepest river gorge in the South West, with cascading waterfalls, wildlife, interesting rock formations and ancient woodlands to explore. For lovers of the outdoors, the beautiful scenery of Lydford Forest and the Lyd Valley is nearby, with open moorland also accessible within just 350 yards.

Lydford 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. The village is situated between the towns of Tavistock (7 miles) and Okehampton (10 miles), which, collectively, offer a superb range of shopping, recreational and educational facilities. The city of Exeter lies 33 miles to the east, providing air, rail and motorway connections to the rest of the UK.

### DESCRIPTION

This charming, three-storey period house is one of seven individual, character homes in a desirable enclave forming a part of what was originally a Victorian coaching Inn built alongside the former Lydford railway station. When the railway line ceased to operate in the 1960s, the Inn became a Public House and was renamed The Mucky Duck.





In 2004, the pub closed and was converted by Moorhaven Property Development into the series of characterful, high-quality homes that exist today. This particular property has been tastefully presented and lovingly maintained for 20 years by the current owners, having retained much of the building's original character alongside more contemporary comforts, and now offers an extremely appealing lifestyle opportunity in a very quiet and picturesque setting, with open moorland and outdoor living on the doorstep.

### ACCOMMODATION

The house is accessed initially into an entrance hallway where there is space for coats and boots, and where stairs rise to the first floor. On the ground floor is a sizable, bay-fronted sitting/dining room with original sash windows and an attractive brick fireplace housing a Villager log burning stove. French doors lead out to the garden. The sitting/dining room is open-plan with the kitchen, which is equipped with a good range of cupboards and cabinets with roll-edge worktops incorporating a 1.5-bowl stainless steel sink and drainer, and an integrated Diplomat dishwasher. Two under-stair storage cupboards provide further capacity. Cooking is via a Belling electric range cooker with five rings, a hotplate and a warming zone, with a double oven and grill beneath, plus a matching extractor hood. On the first floor are two bedrooms, including the bay-fronted master with downlighting, spotlighting and reading lights, served by a tasteful en-suite bathroom with a separate multi-function shower enclosure, plus a Jack and Jill shower room. Beneath the stairs is a useful utility area with plumbing for a washer/dryer. On the second floor are two further bedrooms and a stylish Jack and Jill bathroom featuring a clawfoot slipper bath.

### OUTSIDE

A shared accessway circles the development and leads to the property's private parking area for two vehicles, and a single garage en bloc with a remote-controlled door, power and lighting. To the front of the house is a paved patio with a water tap, beyond which is an established lawn with colourful borders and mature trees and shrubs, including camellias, azaleas, magnolias and an ornamental cherry. The lower garden features a timber summerhouse with power and lighting, and a concrete pad with appropriate wiring and groundwork for a hot tub. Part of this area has been fenced as a chicken run. In front of the building is the development's communal lawn, with quick access to Dartmoor just 350 yards away.

### SERVICES

Mains water and electricity. Oil-fired central heating. Drainage via a Septic Tank (shared with the other residents). Please note that the agents have neither inspected nor tested these services. Standard broadband is available. Limited internal mobile voice/data services are available with EE, O2 and Vodafone, with full coverage externally (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### AGENT'S NOTES

1. Residents of Lydford, including those of this property, enjoy permanent free access to Lydford Gorge.
2. We understand that a recurring annual maintenance charge of £600 is paid to the Mucky Duck Management Company Ltd, to cover the management of the site's communal gardens, emptying/maintenance of the septic tank, communal electricity and driveway maintenance.

### VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with Stags. The what3words reference is ///fiown.originals.gazes. For detailed directions, please contact the office.





A gravel driveway leads to a green garage, bordered by a well-manicured hedge and lush green trees under a blue sky with clouds.



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		65	76
<p><i>Not energy efficient - higher running costs</i></p>			

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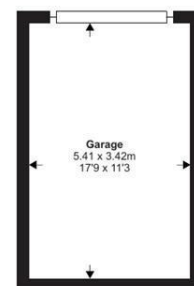


Approximate Area = 1221 sq ft / 113.4 sq m

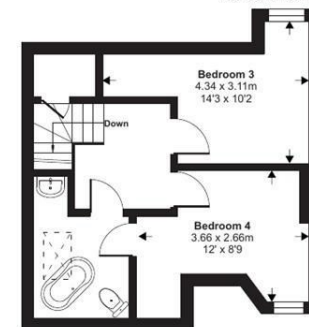
Garage = 199 sq ft / 18.4 sq m

Total = 1420 sq ft / 131.8 sq m

For identification only - Not to scale



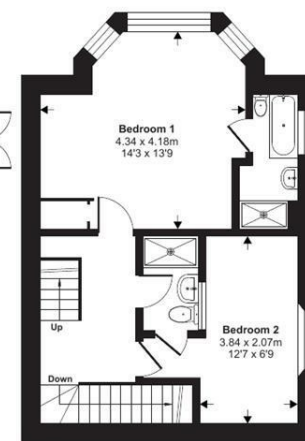
Garage



### Second Floor



### Ground Floor



### First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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