



4 WESTERN COTTAGES
GUIDE PRICE **£285,000**

Delightful Character Cottage in Idyllic Semi Rural Area
with Easy Access to Open Moorland, Lydford

MILLER TOWN & COUNTRY
exp UK



- » NO ONWARD CHAIN
- » Charming Character Cottage
- » Front & Rear Gardens
- » Parking in Lane
- » Short Drive from Village
- » Close to Tavistock & Okehampton
- » Direct access to Dartmoor close by

The Property

With plenty of original features, this charming cottage, much loved by its current owners, is set in a quiet no through road in a beautiful village setting. The welcoming hallway leads into a spacious square sitting room with high ceilings and stone fireplace complete with a modern multi fuel stove. The kitchen has been simply fitted, giving a cosy feel, with space for a dining table alongside a further fireplace and multi fuel stove perfect for those cold winter evenings. The family bathroom is adjacent on the ground floor. Upstairs there are three double bedrooms, one with an en-suite and the 3rd bedroom has a large airing cupboard, housing the hot water tank.



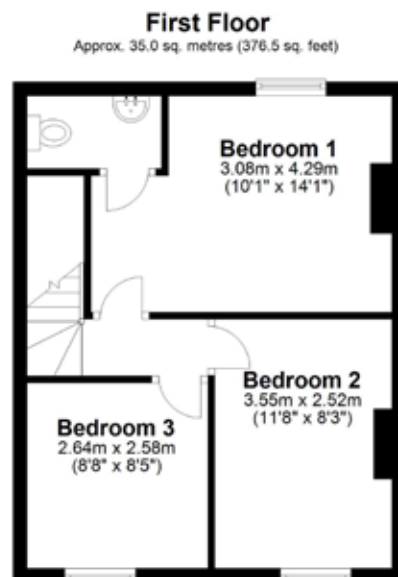
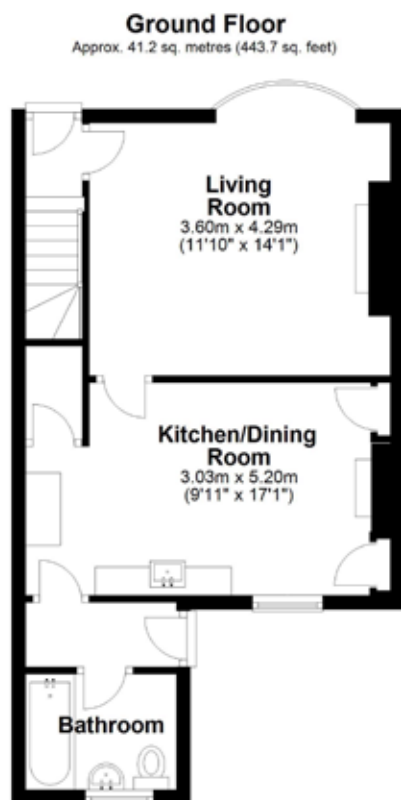
Outside

From the unmade road at the front, the gravel path leads to the front door to past a lawn and planted beds. At the rear is a generous garden mainly laid to lawn, along with a modern timber garden shed and further block built shed.

Agents Note:

'Title register is noted to contain potential restrictions and rights. Buyer is advised to review title and take advice from their solicitor.'





Total area: approx. 76.2 sq. metres (820.2 sq. feet)
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Location

Lydford is a popular village with amenities including three popular public houses, a farm shop and primary school. Lydford Gorge is easily accessible as is the large expanses of Dartmoor offering approximately 400 square miles of National Park and stunning countryside and river walks. The Village is located between the two popular towns of Tavistock and Okehampton, the latter having excellent rail and bus links as well as easy access to the A30 Corridor. The Cities of Plymouth and Exeter are also easily accessible by car and a regular bus service runs through the village.

KEY INFORMATION

- 2 Bedrooms
- 1 Bathrooms
- 1 Reception Rooms
- Describe Parking
- Not Listed
- Electric heating, back boiler and woodburner
- Utilities: Mains electric and water. Private drainage
- Restrictions: None known
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: E (46)
- Council Tax Band: C
- Tenure: Freehold
- Broadband: ADSL
- Mobile Signal
- Accessibility

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VIEWING:

Strictly through the vendor's sole agents
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Okehampton 01837 54080

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be correct but their accuracy is not
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