

2 LOWER LEMONFORD COTTAGE,
BICKINGTON

KEY FEATURES

- Edge-of-village location offering peace and privacy without isolation
- Character Grade II Listed home with period charm and modern comforts
- Pretty and private garden, easy to maintain yet full of charm
- Generous private parking and car port
- Positioned on the fringes of Dartmoor National Park with stunning walks moments away
- Excellent transport links, with easy access to the A38, mainline rail connections at Newton Abbot, and both Exeter and Plymouth within reach

Whether you're seeking a country bolthole, a tranquil forever home, or a place to enjoy retirement in a beautiful corner of South Devon, 2 Lower Lemonford invites you to live life at your own pace, surrounded by nature and community.



Welcome



A characterful Grade II Listed home on the village edge — tucked away in the picturesque village of Bickington and just moments from the breath-taking landscapes of Dartmoor National Park, this lovely cottage offers a great opportunity to enjoy rural living without sacrificing everyday convenience.

Full of character with charming features such as exposed beams, traditional style windows, and thick stone walls that speak to its history. Set back in a peaceful lane on the edge of the village, the property benefits from a generous private garden, off-road parking, and car port.



Head in through the front door and past the cloakroom where a door from the HALLWAY leads to the SITTING ROOM. A beautifully proportioned living space with traditional beams, and a feature fireplace that forms the heart of the home. The space is warm and welcoming — ideal for relaxing evenings, entertaining guests, or simply enjoying the peaceful setting. The room enjoys an outlook across to the front gardens.







Full of rustic charm, the country-style kitchen offers fitted units, electric oven and space for informal dining. It's both functional and atmospheric, with views out to the lane this is a lovely space again with exposed beams and cottage charm.





To the first floor the property offers two bedrooms, each with unique period features, including plenty of natural light and each enjoys a lovely outlook. Calm and comfortable, these rooms are ideal for restful nights, accommodating guests, or creating a quiet home office or hobby space. Thoughtfully presented, they offer both charm and practicality for a range of lifestyle needs.



A tastefully appointed bathroom with a traditional walk in shower suite, tiling, and soft natural light. The space is practical yet stylish and offers scope for gentle updating if desired.





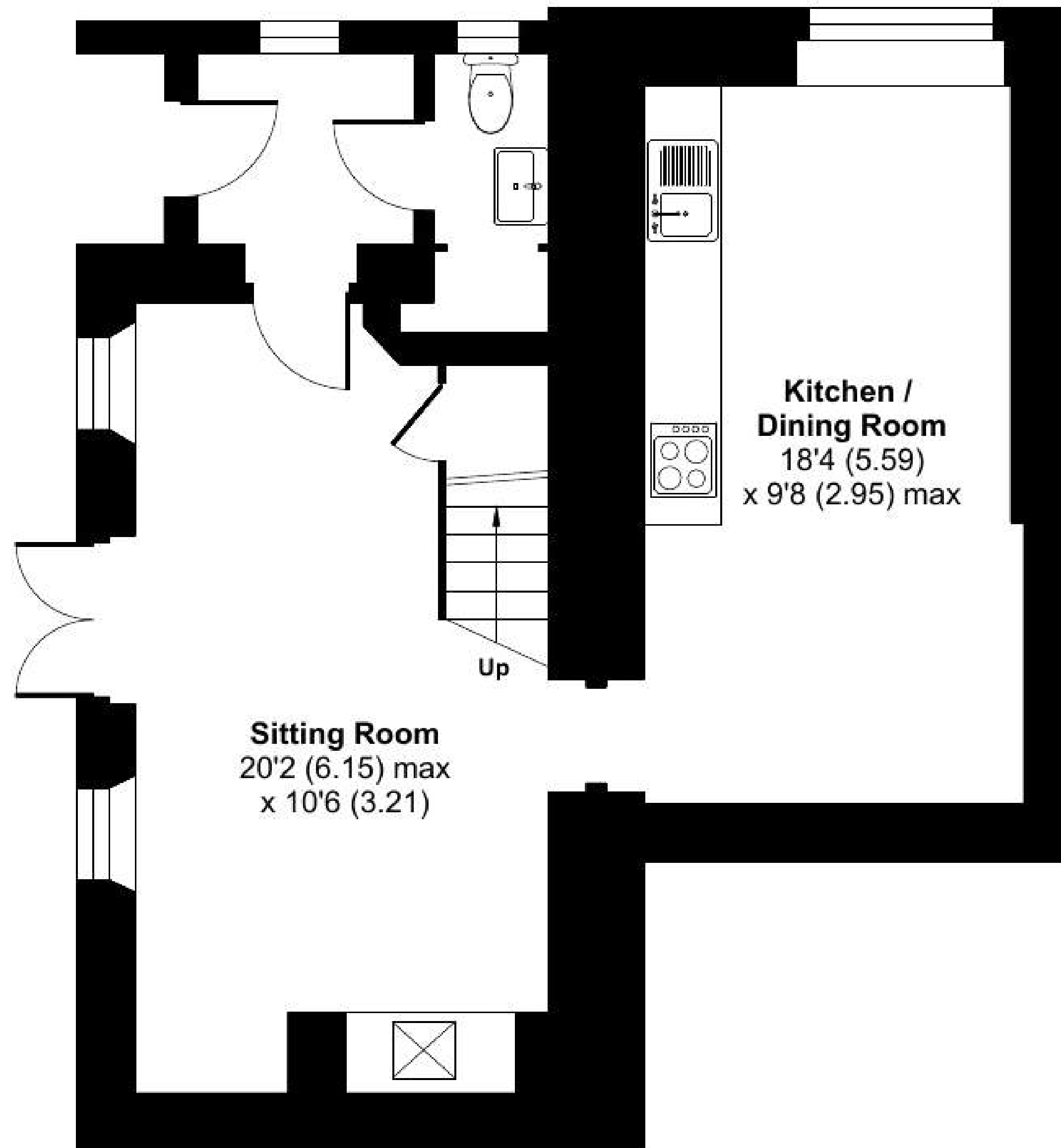
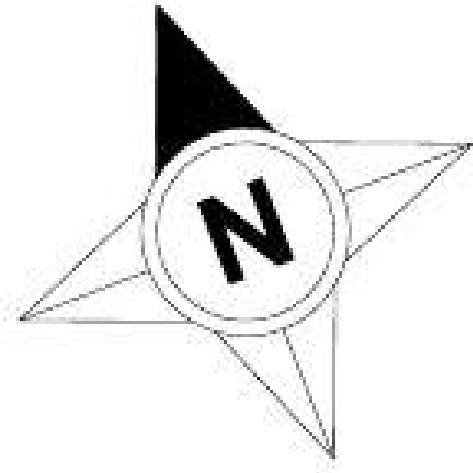
A peaceful, mature garden with lawned areas, a range of well-established plants, and seating spots that capture the sun throughout the day. Ideal for those who enjoy nature, gardening, or simply unwinding outdoors, the garden also includes a car port, storage areas, and countryside views as well as a greenhouse - ideal for the keen gardener.

There is off-road driveway parking accessed between a timber five bar gate, alongside the covered car port.

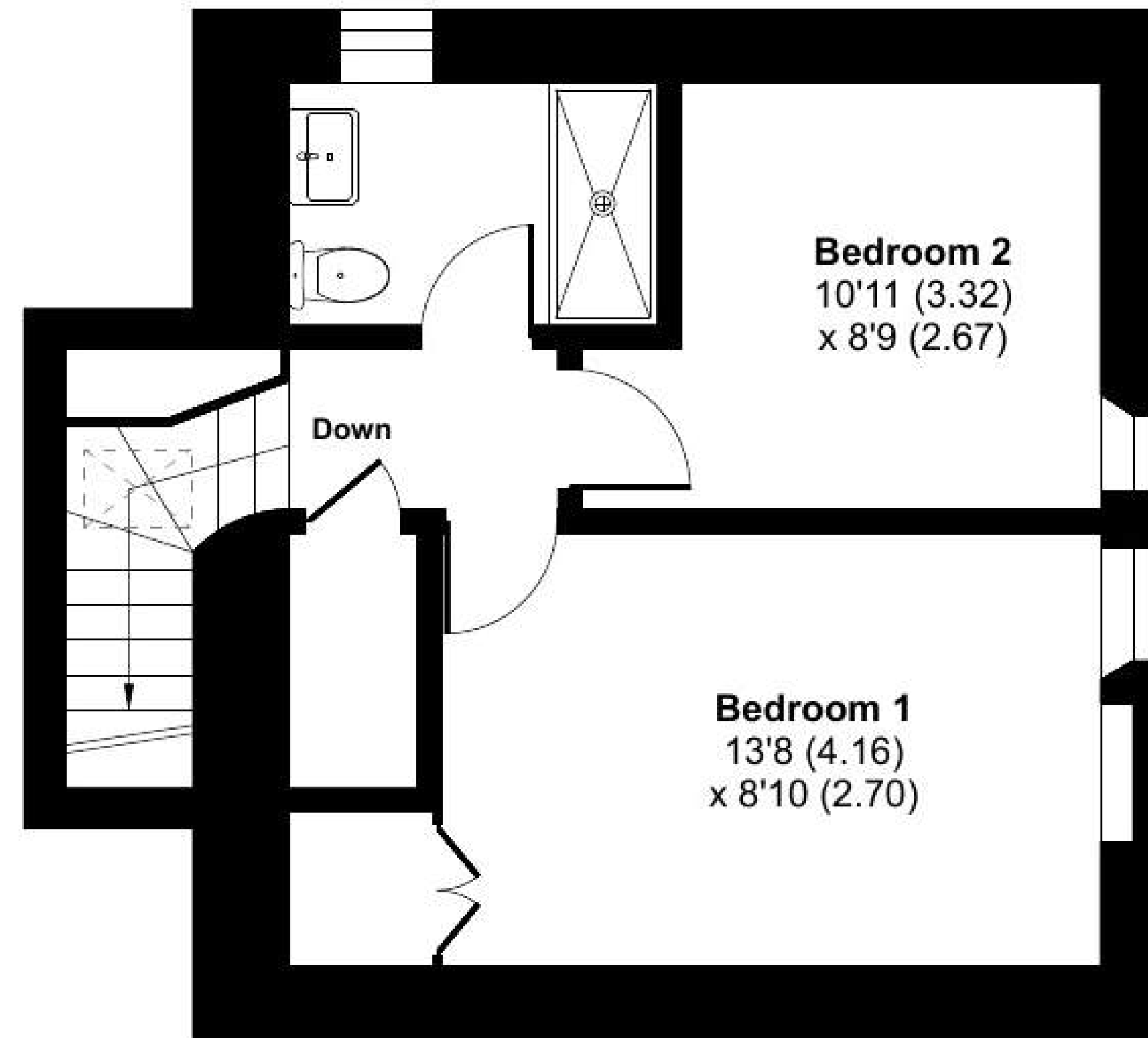
Lemonford Lane, Bickington, Newton Abbot, TQ12

Approximate Area = 836 sq ft / 77.6 sq m

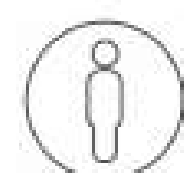
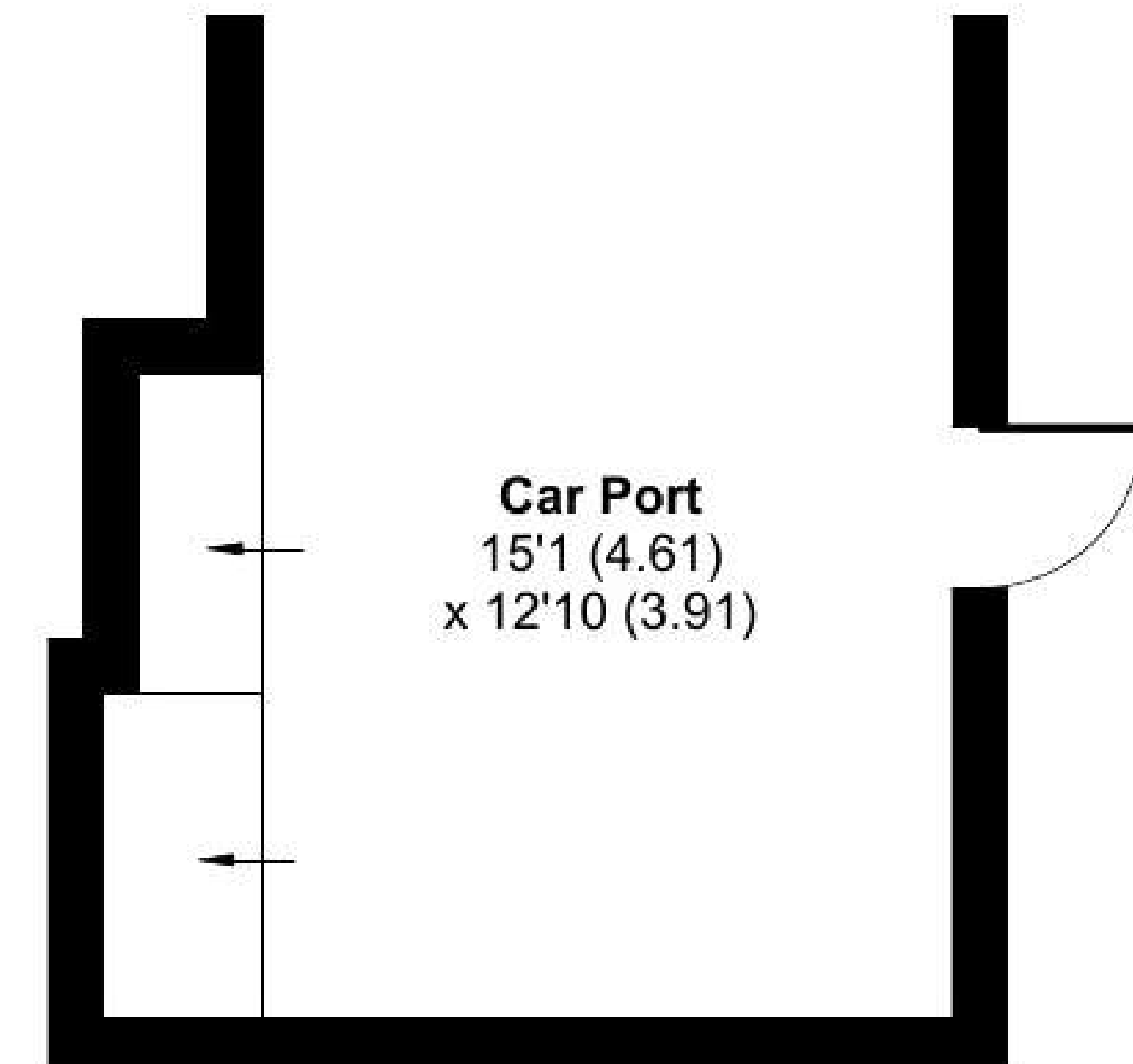
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1296389



About... Bickington

Nestled on the edge of Dartmoor National Park and within easy reach of Newton Abbot and Ashburton, Bickington is a well-connected South Devon village that combines rural charm with convenience.

Surrounded by rolling countryside and woodland walks, Bickington offers a peaceful setting for those seeking a slower pace of life while remaining within easy reach of key commuter routes — including the A38 Devon Expressway, linking Exeter and Plymouth. This makes it a popular choice for professionals, families, and retirees alike.

The village itself has a warm and welcoming community, with a traditional village pub, local church, and nearby farm shops and garden centres. Just a short drive away, Newton Abbot offers a wide range of amenities including supermarkets, schools, leisure facilities, and a mainline railway station with direct services to Exeter, Plymouth and beyond.



Bickington also sits within the catchment of several well-regarded primary and secondary schools and offers excellent access to outdoor pursuits, from walking and cycling on Dartmoor to enjoying the South Devon coast just a short journey away. Whether you're looking for countryside charm, community spirit, or commuter convenience, Bickington is a hidden gem in the Teignbridge district that delivers on all fronts.

Key Facts for Buyers

TENURE - Freehold. - Please note there is a flying freehold with the property.

The property is Grade II Listed - More information can be found here - <https://historicengland.org.uk/listing/the-list/list-entry/1292926?section=official-list-entry>.

SERVICES

Mains water, drainage and electric. Oil fired central heating.

COUNCIL TAX BAND - D

EPC - D

BROADBAND

Ultrafast Broadband is available. For more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below - [Key Facts for Buyers - click here](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652.

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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LEMONFORD LANE, BICKINGTON TQ12 6US



SCAN ME to book a viewing
or call the Sawdye & Harris team on 01626 852666

