



ONE LEMONFORD LANE, BICKINGTON





LEMONFORD LANE

BICKINGTON - DEVON

Situated on Lemonford Lane in the village of Bickington, this property offers an appealing balance of village living and excellent accessibility.

With countryside walks nearby and the A38 providing swift links to Newton Abbot, Exeter, and the South Devon coast, it is well placed for those who value both outdoor space and convenient travel connections.

The home is well-presented and ready to move straight into, full of character and charm, and further complemented by the benefit of a double garage — a rare find in this location.



Guide Price £299,000

SAWDYE & HARRIS
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✿ WHY LEMONFORD STANDS OUT TO BUYERS ✿

- **Sought-after village setting** – Well-connected, with Ashburton, Newton Abbot and Exeter within easy reach.
- **Proximity to Dartmoor & coast** – enjoy moorland walks, riding, and South Devon beaches all close by.
- **Flexible accommodation** – space to adapt and personalise the home to suit individual needs.
- **Excellent transport links** – quick access to the A38 Devon Expressway and mainline rail services.

The home features a light and welcoming living space, with a fitted kitchen that opens onto a bright dining area — perfect for everyday meals or entertaining guests. The lounge forms the heart of the house, offering a comfortable and versatile setting that can be styled to suit modern living. Completing the ground floor is a flexible study or fourth bedroom, enjoying an outlook to the rear, as well as a useful Cloakroom/WC.











Upstairs, the property provides three well-proportioned bedrooms, each offering comfortable accommodation and scope for personal touches. The principal bedroom enjoys generous space, while the additional rooms are ideal for family and guests.

The family bathroom is fitted with WC, pedestal wash hand basin and an electric shower over a panelled bath, complemented by part-tiled walls and a rear-facing window. A hatch from the landing area provides access to the loft space.

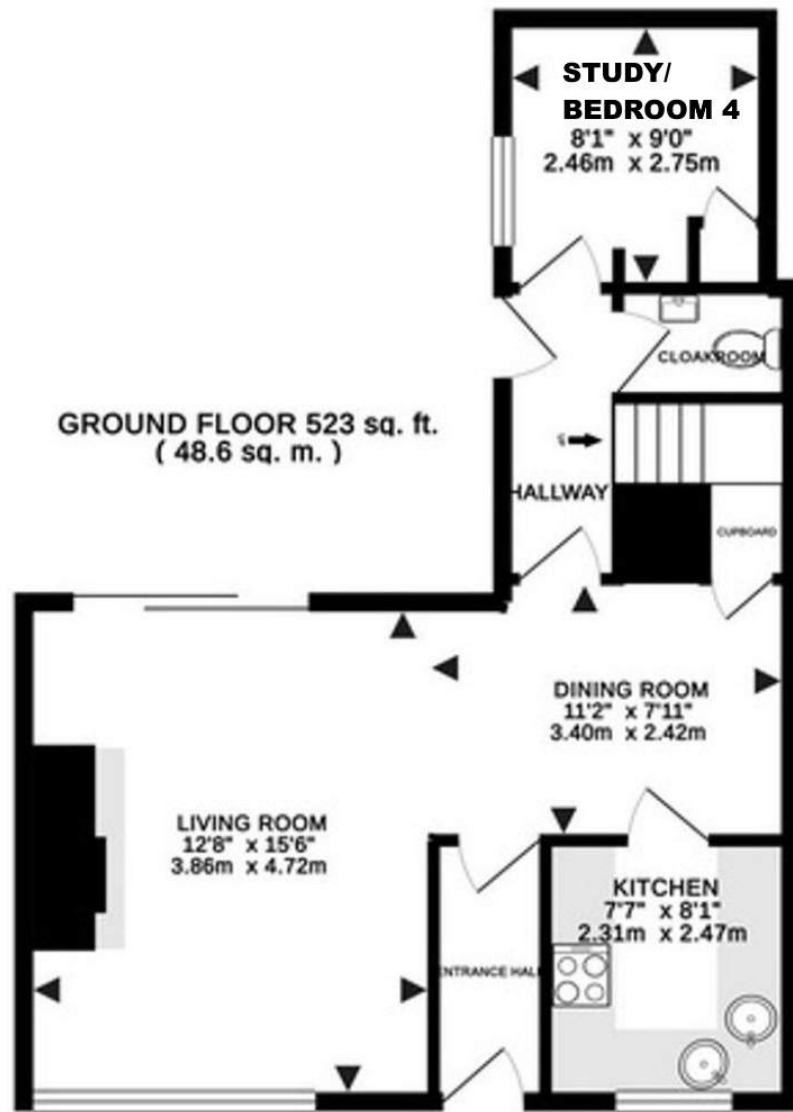


Outside

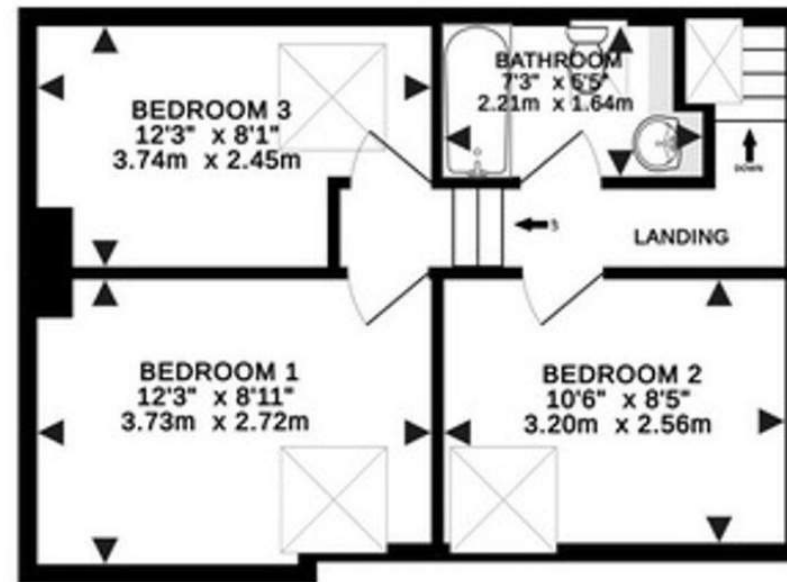
Outside, the property enjoys a private rear garden that offers a lawned area and patio - perfect for relaxing in the sun, entertaining friends, or creating a productive vegetable patch. There is ample space for children or pets to enjoy, while keen gardeners will appreciate the potential to design the space to their own taste.

There is a Double Garage (14'x x 14'7) in a block located at the end of the barns offering power and light and up and over entry door. There is parking space for one car opposite garage.





1ST FLOOR 400 sq. ft.
(37.1 sq. m.)



TOTAL FLOOR AREA : 923 sq. ft. (85.7 sq. m.) approx.



Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only

About the Area

Tucked away in the rolling Devon countryside, Bickington is a peaceful and picturesque location offering rural charm with remarkable convenience. Positioned between Ashburton and Newton Abbot, the area enjoys a truly tranquil setting while remaining well-connected.

The A38 is just a short drive away, making commuting to Exeter, Plymouth or the South Devon coast straightforward. Nearby Ashburton – known as one of the gateway towns to Dartmoor – adds the area's appeal with its vibrant independent shops, cafés, galleries, and a welcoming community atmosphere.

Surrounded by open fields, wooded lanes and countryside walks, Bickington offers a slower pace of life with easy access to both everyday amenities and outdoor adventure. It's the ideal location for those seeking the calm of a rural setting without sacrificing access to nearby market towns and transport links.



Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX BAND - C

EPC - D

SERVICES

All mains services connected.

BROADBAND

Super Fast Broadband is available but 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 The Dartmoor Office - 01364 652652

Email - hello@sawdyeandharris.co.uk

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.



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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, 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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SCAN ME
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A
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