



BY DESIGN

Banchory

High Street, West Lydford, TA11 7DG

Outstanding equestrian facilities

If you are looking for a newly renovated property with incredible equestrian facilities, set on a plot of around 5.5 acres, then look no further.

Stylishly refurbished over the past two years, this property offers generous open-plan living spaces filled with natural light, including a striking kitchen/dining/living area that flows seamlessly onto a private terrace and garden.

Flexible reception rooms, a cosy sitting room with log burner, and four well-proportioned bedrooms – including a principal bedroom complete with en-suite, create a home that is both practical and effortlessly welcoming.

Outside is where this property truly shines. Designed with equestrian pursuits in mind, the land includes well-drained paddocks, an Olympic-sized 60m x 20m arena, two stables, a tack room, hot wash bay, multiple barns and a hardstanding lorry park with electric hook-up.

The large patio offers the perfect spot to enjoy summer evenings overlooking the paddocks, while the land stretches into the countryside, offering peace, privacy and year-round usability.





















Key features

Ground Floor

This stylish family home has generous proportions, flowing living spaces and an enviable connection to the outdoors.

At the heart of the house lies the open-plan kitchen, dining and living area, designed with everyday family life and entertaining in mind. The bespoke kitchen features sleek cabinetry and striking tiled detailing, with plenty of space for preparing meals while still remaining at the centre of the action. The adjoining dining area is perfectly placed for family suppers and long, convivial dinners with friends, while wide doors open onto the terrace, allowing the space to spill effortlessly outside.

The living room is a more intimate retreat, centred around a log-burning stove that radiates warmth on winter evenings, while a further reception room provides valuable versatility. Currently used as a games room, it could just as easily become a cinema room, or an extra reception room.

An office, utility room and a separate WC complete the accommodation downstairs

Bedrooms

Four beautifully proportioned bedrooms await upstairs, including a principal bedroom with its own en-suite shower room, while the remaining bedrooms share a smart, contemporary family bathroom.

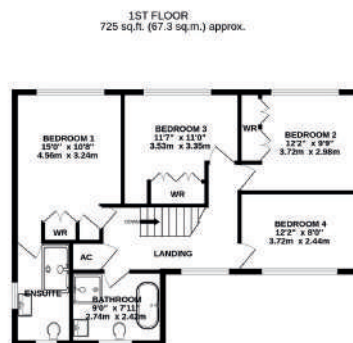
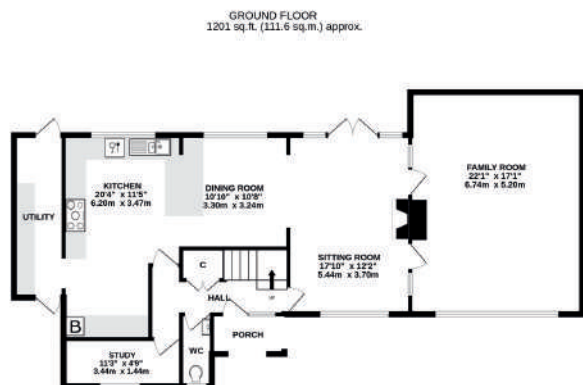
Each room has been styled in fresh, neutral tones, making it easy for new owners to move straight in and add their own personal touch.

Outside

The plot extends to approximately 5.5 acres. The land has been set up for equestrian use, with paddocks, all served by a central pipe drainage system, which remains usable throughout the year, and the superb Olympic-sized arena measuring 60m X 20m provides a perfect training ground.

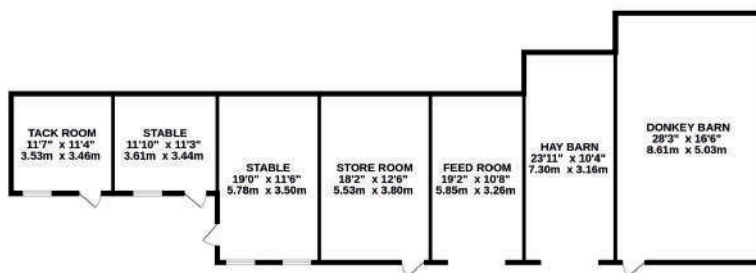
Outbuildings include 2 stables, a tack room, a hot wash bay and several barns. Horseboxes or larger vehicles, benefit from a hardstanding lorry park with electric hook-up offers further practicality.

The rear garden flows onto a lovely patio terrace, with uninterrupted views over the paddocks.

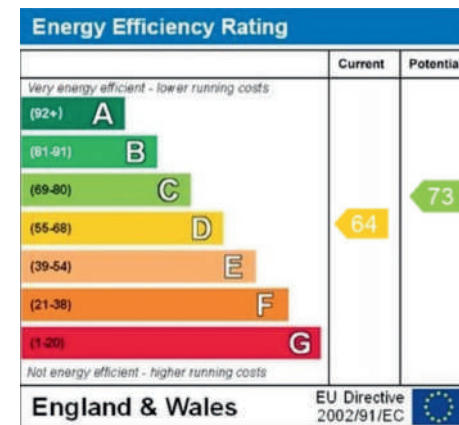


TOTAL FLOOR AREA: 1926 sq.ft. (178.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTBUILDINGS
1672 sq.ft. (155.3 sq.m.) approx.



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About the area

West Lydford

The village is rural, with picturesque countryside, old buildings, and history like the Church of St Peter in West Lydford, and a 17th-century bridge over the River Brue. The village is also famous for its wild swimming in the River Brue.

A peaceful village, yet with a friendly, close-knit community and plenty going on.

A quieter pace of life can be enjoyed with plenty of dog walks available, as well as bridleways.

Despite being rural, there is easy access to the A37 and A303. Millfield School is less than 15 minutes drive away.



Somerset

A mesmerising county nestled in the scenic south west of England.

Famed for attractions like Glastonbury Tor, Wells Cathedral, Cheddar Gorge & Caves, The Levels and of course, The Mendip Hills Area of Outstanding Natural Beauty.

Somerset is a rural area, with plenty of farming and is well known for the production of cheese and cider.





BY DESIGN

Mark Manning

Mark.Manning@ByDesignHomes.com

01749 601400 / 07967 565220

ByDesignHomes.com



International audience

local knowledge

