



Town • Country • Coast



Liddaton

Coryton, Okehampton

Guide Price £475,000



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Peacefully located in a rural setting, backing onto farmland, with stunning views, is this semi-detached five bedroom cottage. Previously two cottages, offering flexible accommodation with three reception rooms and three bathrooms, which could easily incorporate an Annexe if required.

The cottage, which is not listed, has self sufficiency in mind, boasts privately owned solar panels, EV car charging point and oil fired central heating. Character features such as slate and timber floors, window seats, exposed beams, timber doors and two inglenook fireplaces with woodburning stoves. Comprising an entrance hall, sitting room and living room with window seats to front, kitchen/diner overlooking the gardens, well fitted with range of wall and base units, breakfast bar and built-in appliances. Further reception room, known as the snug with spiral staircase to bedroom three, a separate door from here into the utility room, which is off the kitchen, together with a downstairs WC and shower cubicle.

Wide stairs lead to the first floor, exposed timber floors and beams. To either end of the cottage, double bedrooms have ensuite bathrooms. The master bedroom has impressive exposed 'A' frames, stonework to chimney breast and a window seat. Superb ensuite with ball and claw feet freestanding bath, recessed shower cubicle and separate WC. A Juliet balcony lets in plenty of light and enjoys the views. Three further bedrooms and a family bathroom.

Delightful cottage garden to the front with patio and raised vegetable beds, mature flowering shrubs, two entrance porches and off road parking with useful workshop, housing the solar panel inverter, oil fired boiler and an EV car charging port. Off road parking.

To the rear, an extensive patio is an ideal spot to take in the location and views. Steps down to a gravelled patio and lawns. Mature tree and shrubs. Backing onto farmland.





Storm Porch

Entrance Hall

Living Room

13'5" x 14'0" (4.11 x 4.29)

Sitting Room

13'5" x 14'0" (4.11 x 4.29)

Kitchen/Diner

26'10" x 8'0" (8.18 x 2.44)

Utility Room

7'10" x 4'11" (2.39 x 1.52)

Shower Room

7'10" x 2'5" (2.39 x 0.75)

Snug

8'0" x 7'10" (2.46 x 2.39)

First Floor

Bedroom 1

13'3" x 12'4" (4.04 x 3.76)

Ensuite Bathroom

9'7" x 8'7" max (2.93 x 2.63 max)

Bedroom 2

10'2" x 9'8" (3.10 x 2.97)

Bedroom 3

14'0" x 9'8" max (4.29 x 2.97 max)

Ensuite

7'10" x 6'5" (2.39 x 1.97)

Bedroom 4

8'9" x 8'0" (2.69 x 2.44)

Bedroom 5

8'9" x 8'0" (2.67 x 2.44)

Bathroom

6'2" x 6'2" (1.90 x 1.90)

Outside Store

14'1" x 14'0" max (4.31 x 4.28 max)

Irregular shape. Housing solar panel inverter, EV charger and oil fired boiler.

Services

Mains electricity. Private Water Supply from a Spring with UV filter. Private drainage to septic tank. Oil fired central heating.

Local Authority

West Devon Borough Council - Band D

EPC

D/67

Tenure

Freehold

Situation

The cottage is situated in a rural location, near Coryton, which is a small West Devon hamlet in the valley of the River Lyd, to the north west of Tavistock. It has a church and a former mill. There was formerly a railway station on the Launceston and South Devon Railway, closed in 1962. Tavistock, situated just over 9 miles away offers an excellent range of shops, amenities and recreational facilities, together with Okehampton only 13 miles, and Launceston 12 miles, both with links to the A30 dual carriageway, providing a direct route to the West into Cornwall and East into Devon and the city of Exeter. There are numerous local attractions within easy reach, which include beautiful walks and opportunities for sailing enthusiasts at Roadford Lake.

Directions

SAT NAV - EX20 4AD. ///What3words: copes.plays.nooks
From Tavistock proceed out of the town on Butcher Park Hill, towards Brentor. Continue on that road for approximately 4 miles and turn left just past the former Brentor Inn. Follow the lane, taking a right hand turn after 1/2 a mile, signposted Liddaton. Continue for a further 3/4 of a mile, where the property will be found just past the crossroads on the right hand side.

Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

