

Holdstrong Lodge







Holdstrong Lodge,

Coryton, Devon, EX20 4PQ

Lydford Forest 1.3 miles • Lydford Village 1.7 miles • Farm Shop 2.4 miles • Open Moorland 2.5 miles • A30 access 6 miles • Okehampton 9.5 miles • Tavistock 10 miles • Exeter 33 miles

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A magnificent, newly constructed home of exceptional quality, energy efficiency and style, enjoying a peaceful, semi-rural setting within the picturesque Lyd Valley, complete with good-sized gardens and extensive parking, 0.31 acres in all.

- Recently Constructed Countryside Home
- High-quality Fixtures and Fittings
- Virtually Off-grid Living, Low Running Costs
- Quiet and Private, Edge-of-woodland Setting
- Freehold
- Beautifully Finished and Presented
- Exceptional Energy Efficiency (99-rated EPC)
- Good-sized Gardens and Extensive Parking
- Close to Lydford Village and Open Moorland
- Council Tax Band: E

Guide Price £650,000

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SITUATION

This highly appealing home occupies an extremely peaceful, private and sheltered wooded setting on the outskirts of the rural settlement of Coryton, in the picturesque Lyd Valley, a short distance from the highly desirable Dartmoor village of Lydford. The area is well-known for its quiet and unspoilt nature, with various woodland walks and trails in close proximity, including Lew Wood, Burley woods, Lydford Forest and Lydford Gorge, in addition to the wide expanse of Dartmoor National Park 2.5 miles to the east. Lydford is an historic village offering two highly rated pubs, an Ofsted “Good”-rated primary school, a village hall, a popular farm shop and the Granite Trail cycleway, and also boasts the National Trust-owned Lydford Gorge and its famous White Lady waterfall. The village is almost equidistant between the thriving market towns of Tavistock and Okehampton (and an hourly bus service between the two runs through the village), which, collectively, offer a superb range of shopping, recreational and educational facilities, including Tavistock's sought-after independent school, Mount Kelly. The A30 is within 6 miles, and Exeter, around 27 miles further on, offers rail and motorway connections to London and beyond, plus an international airport.

DESCRIPTION

Recently constructed by our clients and signed off in the summer of 2026, this magnificent, wonderfully bright and highly energy-efficient home is beautifully finished in a tasteful country-chic style, combining high-quality fixtures and fittings with contemporary character elements. The house has achieved an exceptional, A-rated EPC (scoring 99 overall), notably through the provision of photovoltaic panels, battery storage, an air-source heat pump and an MVHR system, and, with all other services being private, the house is virtually off-grid, minimising running costs and giving any incoming owner great peace of mind. Particular features include bespoke oak joinery, encompassing the staircase, ledged-and-braced doors and window sills, limestone and LVT flooring, antique brass hardware finishes, oak beams to the kitchen and sitting room, granite lintels, an oak-framed porch and aluminium bi-fold doors with inter-pane blinds. Externally, the property benefits from sizeable front and rear gardens and extensive parking, with the plot extending to 0.31 acres in all.

ACCOMMODATION

The house is accessed beneath an oak-framed storm porch into an entrance vestibule with built-in storage for coats and boots. From here, the undoubted focal point of the house is the superb, triple-aspect kitchen/family room encompassing both a dining area, with bi-fold doors with inter-pane blinds to the garden via a timber balcony, and a cosy snug area adjacent to the staircase.













Beyond is a dedicated, dual-aspect sitting room centred around a fireplace with timber bressummer and slate hearth, and with two Juliet balconies enjoying attractive woodland views across the garden. Also on the ground floor are a utility room with oak worktops and a Belfast sink, a built-in Bosch washing machine and separate tumble dryer, and an integrated freezer, a study/home office, and a well-appointed cloakroom. Of particular note, the kitchen is finished with quartz worktops incorporating a double Belfast sink, built-in full-height larder fridge, De Dietrich dishwasher and Rangemaster electric range cooker. On the first floor are the beautifully appointed family bathroom, fitted with both a freestanding oval bath and a large, walk-in rainfall-style shower, and the four bedrooms, all with fitted wardrobes and three dual-aspect. The principal and second bedrooms, in particular, enjoy superb, far-reaching views down the Lyd Valley to Bodmin Moor, with views of Dartmoor available to the east.

OUTSIDE

The property is approached via a very sizeable gated parking area into the front garden, which features a specimen Seven-son Flower tree (Heptacodium miconioides), and continues around both sides of the house to the rear, where there is a generous enclosed lawn. A secondary vehicular gate provides convenient disabled access, an additional route for machinery and further parking space.

SERVICES

Mains electricity. 10x photovoltaic panels with feed-in tariff and battery storage. EV charger. Private water via a borehole. Air source heat pump serving underfloor heating throughout. Private drainage via a septic tank. Mechanical heat recovery and ventilation (MVHR) system providing filtered indoor air. Standard broadband is available. Good outdoor mobile coverage is available through the four major network providers (source: Ofcom online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. The property benefits from a right-of-way over the third-party private lane which connects it to the public highway.
2. The property is offered with the remainder of a 10-year build warranty (details TBC).
3. All appliances are 12 months old and also under warranty.

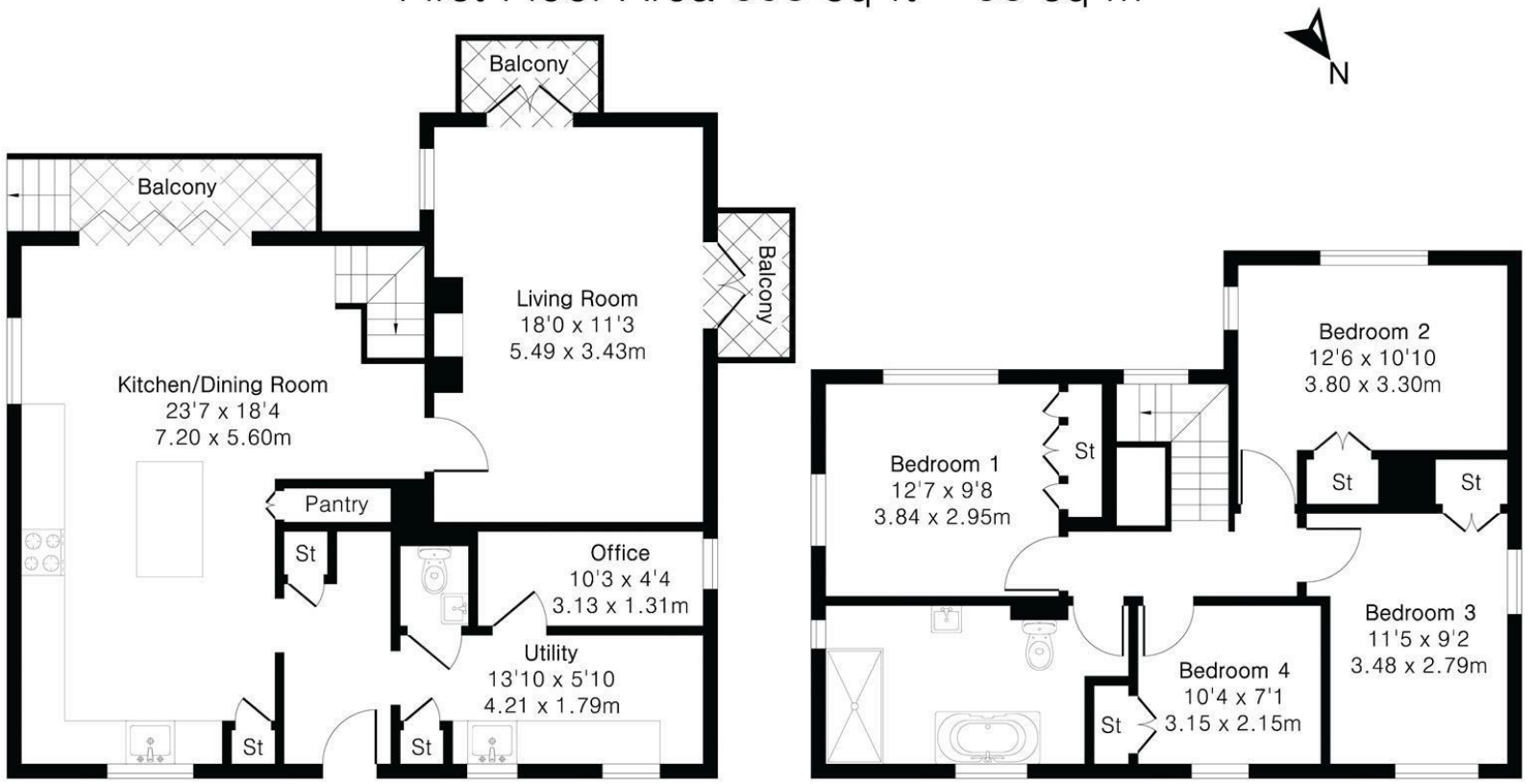
VIEWINGS AND DIRECTIONS

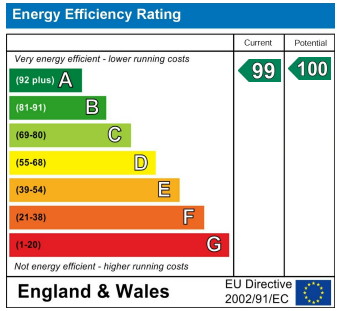
Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3Words reference is ///forever.cheer.megawatt. For detailed directions, please contact the office.

Approximate Gross Internal Area 1405 sq ft - 130 sq m

Ground Floor Area 800 sq ft – 74 sq m

First Floor Area 605 sq ft – 56 sq m





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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