Moorgate

STAGS

Moorgate

Lydford, Devon, EX20 4AZ

Open Moorland 150 yards • Tavistock 8 miles • Okehampton 8.5 miles • Plymouth 25 miles • Exeter 31.5 miles

In a superb, edge-of-moorland location, a handsome, stone-built, 4-bedroom character cottage with a pretty, southwest-facing garden and parking, in a sought-after Dartmoor village.

- Delightful Character Cottage
- 4 Bedrooms, 2 Bathrooms
- Southwest-facing Garden
- Desirable Dartmoor Village
- Freehold
- 150 Yards from Open Moorland
- 2 Characterful Receptions
- Two Parking Spaces
- Easy Access to Tavistock
- Council Tax Band: D

Guide Price £530,000

SITUATION

This appealing cottage is located on the fringe of the desirable Dartmoor village of Lydford, just 150 yards from vast open moorland, making it perfectly positioned for those with an outdoor-oriented lifestyle, and in direct proximity to the village's popular farm shop and one of its two extremely highly regarded pubs. Lydford is an unspoilt, historic village on the western fringe of Dartmoor National Park, centred around a medieval castle which was passed to the care of English Heritage in 1932. The village offers two pubs, an Ofsted “Good”-rated primary school, a village hall, a popular farm shop and the Granite Trail cycleway, and also boasts the delightful Lydford Gorge, a National Trust property with its famous waterfall. Nearby Tavistock (8 miles) and Okehampton (8.5 miles) provide an excellent range of shopping, recreational, and educational facilities. The A30 is within 4 miles, at Sourton, and Exeter, around 25 miles further on, offers air, rail, and motorway links to London and beyond.

DESCRIPTION

This handsome and appealing, detached stone cottage has origins, we understand, as far back as the 18th century and has been a loved home to our client for 37 years. The characterful four-bedroomed accommodation provides comfort, warmth and traditional character in equal measure, and benefits from modern conveniences including oil-fired central heating and uPVC double glazing.

Complementing the cottage externally is a very pretty and well-established, south-west facing garden and two parking spaces, making this a very well-rounded home with good breadth of appeal, in a superb edge-of-moorland location.

ACCOMMODATION

Throughout the accommodation are numerous character features including exposed beams and timbers, panelled walls and doors, deep window sills, high skirting boards and two impressive stone fireplaces. The cottage is accessed at the front via an enclosed, apexed porch, leading to the following accommodation: a cosy, characterful front-facing sitting room centred around an inglenook fireplace with a Woodwarm log-burning stove; a well-fitted kitchen with farmhouse-style cabinetry beneath timber worktops, incorporating a 1½-bowl Franke ceramic sink with drainer grooves, breakfast bar, oil-fired Heritage range cooker with double ovens and dual hot plates, space for a freestanding electric oven and hob, built-in fridge, microwave space and space for a dishwasher; a utility/boot room with space for an American-style fridge-freezer and washing machine and a door to the courtyard; a cloakroom; and a dedicated dining room with two front-facing windows and a substantial stone inglenook fireplace; a rear hallway with built-in storage, suitable for use as a home office or study; four first-floor bedrooms, three of which are doubles, one is served by a tasteful en-suite shower room, the two largest enjoy views over the front garden, and the others look towards open moorland, and; a fully tiled and well-appointed family bathroom.

OUTSIDE

The property benefits from two parking spaces in the car park of the adjacent Dartmoor Inn, at the entrance to its southwest-facing garden. The garden comprises beautifully kept lawns with an array of colourful shrubbery, including Japanese acers, a copper beech, two vibrant pieris, a camellia, azaleas and two photinias, plus a privately positioned summerhouse enjoying a lovely moorland outlook, a tool shed and a log store. At the rear of the cottage is an enclosed courtyard with a second timber tool shed.

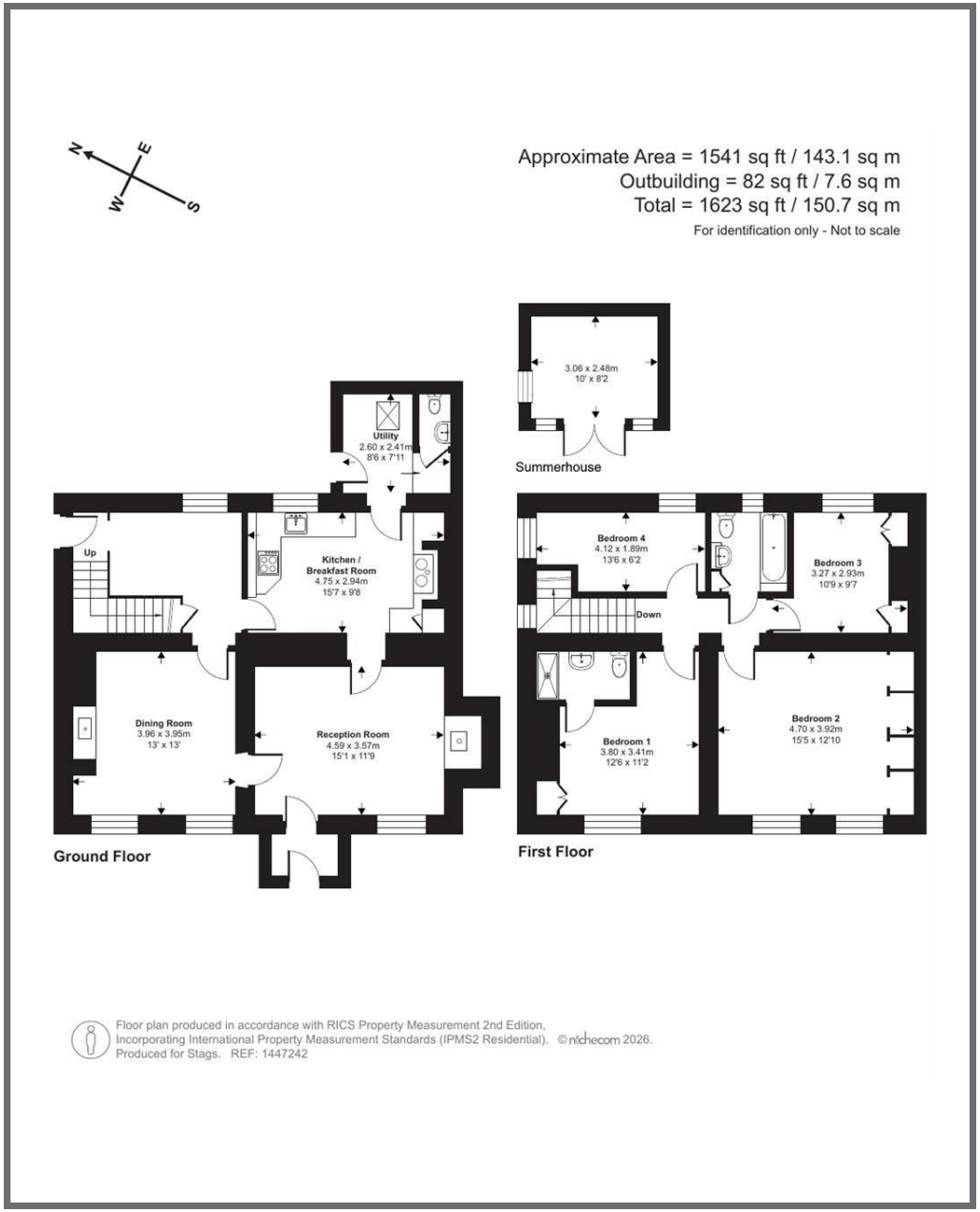
SERVICES

Mains water and electricity. Private drainage via a sewage treatment plant. Oil-fired central heating via the Range. Superfast broadband is available. Variable indoor, but good outdoor mobile voice/data services are available (source: Ofcom's 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 to enter the car park of the Dartmoor Inn to access its parking spaces.
2. The neighbouring property benefits from a very short right-of-way from their gate to the lane, outside of the rear courtyard.
3. Viewings are strictly by appointment with the vendor's sole agents, Stags. The What3words reference is ///household.until.fully. For detailed directions, please contact the office.

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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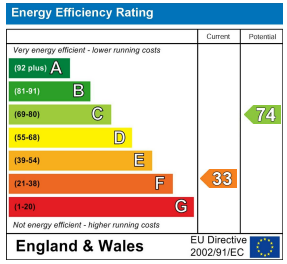

Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458