



**12 BARING COURT**  
OFFERS OVER £275,000

**Detached 3 Bed Bungalow in Lewdown**  
**LEWDOWN**

**MILLER** TOWN & COUNTRY  
Part of Smart Property Group



- >> Detached Bungalow
- >> Popular Village Location
- >> Garage & Parking
- >> Front and Rear Gardens
- >> Double Glazed
- >> 45 minute Drive to Plymouth & Exeter
- >> No Onward Chain



## The Property

This delightful bungalow is situated within the popular village of Lewdown, offering easy access to the towns of Tavistock, Launceston and Okehampton, which have a wide range of retail outlets, several supermarkets plus primary and secondary schooling. The village has a local pub, primary school and an active village hall within a short walk. The neighbouring village of Lifton offers a range of local amenities. A central entrance hall provides access to all accommodation. There is a sitting room and generous kitchen/breakfast room, both enjoying a southerly aspect over the private rear gardens with double French doors leading out. There are 3 bedrooms, although the third has been utilised as a separate dining room and/or study. The principal bedroom has an en-suite shower room/WC and there is a further shower room/WC serving the other 2 bedrooms.

## Outside

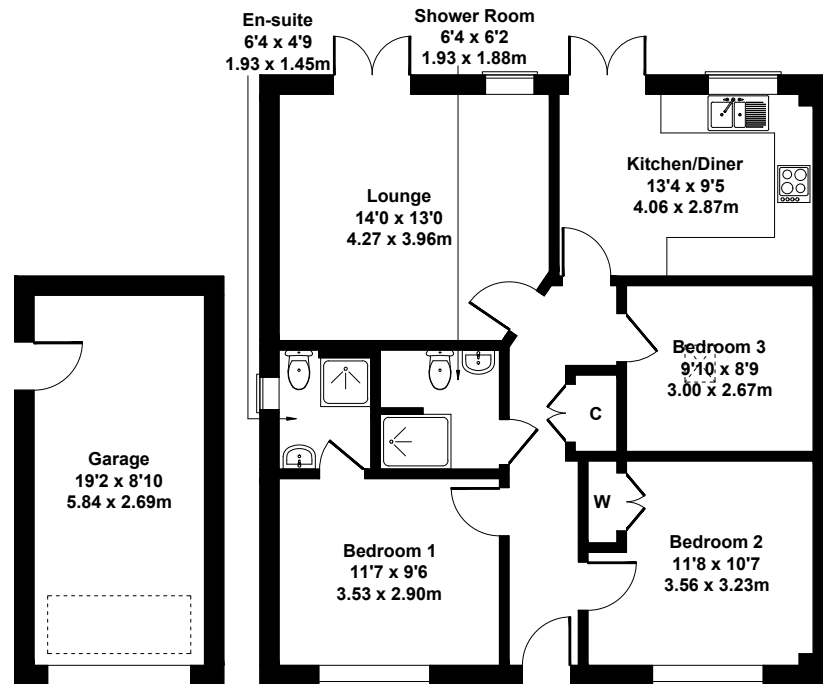
To the front of the property is a brick paved parking area for 2 to 3 cars and a detached single garage. The front gardens are low maintenance with gravelled and paved areas and planted and established shrubs. A gated path leads to the side of the property and to the rear, which enjoys a southerly aspect and has a good degree of privacy and seclusion. There is a level lawn and paved patio ideal for BBQ's or dining. There is a useful shed, greenhouse and small vegetable garden.





## 12 Baring Court

Approximate Gross Internal Area  
988 sq ft - 92 sq m



**GARAGE**

Not to Scale. Produced by The Plan Portal 2026  
**For Illustrative Purposes Only.**

## Location

The property sits within the village of Lewdown and within easy commuting distance of Launceston, Tavistock and Okehampton, the latter offering a rail link to Exeter where one can connect to the main Penzance to Paddington line. The Cities of Truro, Plymouth and Exeter are also easily accessible by car, as are the North and South Coasts and the wide open expanses offered by Dartmoor and Bodmin Moor. The village has a vibrant community with active village hall, public house and county primary school. The neighbouring village of Lifton offers a range of traditional amenities including a Doctors surgery, post office and general store.

## KEY INFORMATION

- 3 Bedrooms
- 2 Bathrooms
- 1 Reception Room
- Garage, allocated parking
- Not Listed
- Heating: Oil
- Utilities: Mains electric, water and drainage
- Restrictions: None known
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: D (67)
- Council Tax Band: D
- Tenure: Freehold
- Broadband: FTTC  
\*Per Ofcom
- Mobile Signal: Good  
\*Per Ofcom
- suitable for wheelchair users

## Miller Town & Country

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**VIEWING:** Strictly through the  
vendor's sole agents

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Okehampton 01837 54080

**CONSUMER PROTECTION FROM  
UNFAIR TRADING REGULATIONS  
2008:**

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