



16, Hawthorn Park



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, Lydford, Devon EX20 4BD

Open Moorland 1 mile • Lydford Forest 1.2 miles • Tavistock 8.5 miles • Okehampton 9 miles • Exeter 33 miles

A well-proportioned two double bedroom bungalow, pleasantly positioned just a stone's throw from Lydford village centre and its local amenities.

- Detached Bungalow
- Large Sitting Room
- Front & Rear Gardens
- In need of Modernisation
- Freehold
- 2 Double Bedrooms
- Sought-after Location
- Driveway & Garage
- No Onward Chain
- Council Tax Band: C

Guide Price £350,000

SITUATION

This property sits in a peaceful, private cul-de-sac on the edge of the highly desirable village of Lydford, enjoying excellent privacy within a well-established, south-east-facing plot that benefits from sunlight throughout the day. The stunning scenery of Lydford Forest and the Lyd Valley is close by—ideal for walking, exploring, or an outdoor lifestyle—with open moorland just a mile to the east.

Lydford is an unspoilt, historic village on the western fringe of Dartmoor National Park, centred around a medieval castle cared for by English Heritage since 1932. The village offers two pubs, an Ofsted "Good"-rated primary school, a village hall, a popular farm shop, and the Granite Trail cycleway. Nearby Tavistock (8 miles) and Okehampton (9 miles) provide an excellent range of shopping, recreational, and educational facilities.

VIEWING AND DIRECTIONS

Viewing is strictly by prior appointment with the vendor's sole agents, Stags. The What3words reference is //roost.interrupt.callers. For detailed directions, please contact the office.



DESCRIPTION

A well-proportioned two double bedroom bungalow, pleasantly positioned just a stone's throw from Lydford village centre. The accommodation comprises a large sitting room, a separate study, and two generous double bedrooms, offering flexible living space ideal for a range of buyers. Outside, the property benefits from front and rear gardens, along with a garage and driveway providing off-road parking. While the bungalow would now benefit from a degree of modernisation, it offers excellent potential to create a comfortable home in a sought-after village location. Offered with no onward chain, the property presents a fantastic opportunity for those looking to put their own stamp on a well-located bungalow.

ACCOMMODATION

As you step through the front door, you are welcomed into a spacious entrance hallway. To the far end on the right-hand side is the kitchen, which is a generous size and larger than some of the three-bedroom bungalows within Hawthorne Park. The kitchen is fitted with a range of cupboards and cabinets, houses the oil-fired boiler, and benefits from extensive built-in storage. A door provides access to the driveway and the front of the garage. Leading off the rear of the kitchen is a well-proportioned study, offering a useful additional reception space and enjoying direct access to the rear garden. Returning to the hallway, on the right is the family shower room, followed by the second bedroom, a good-sized double overlooking the rear garden. Opposite, on the left-hand side, is the large sitting room, featuring a glass block partition that allows natural light to flow through to the hallway. The sitting room also has an open fireplace (currently capped) and a large window overlooking the front garden. Completing the accommodation, at the end of the hallway is the main bedroom, which is a fantastic size and enjoys a pleasant outlook over the rear garden.

OUTSIDE

Outside, to the front of the property is a gravelled driveway providing off-road parking, along with a lawned front garden. The garage is positioned to the right-hand side of the bungalow. To the rear, the oil tank is discreetly located behind the garage. The rear garden is predominantly laid to lawn and features raised sleeper beds, offering scope for planting and landscaping. A gravel pathway runs around the rear of the property, providing access to the back of the house and the garage.

SERVICES

Mains water, electricity and drainage are connected. Oil-fired central heating throughout. Superfast broadband is available. Variable mobile voice/data services are available via all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		74
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

