



Town • Country • Coast



Coryton, West Devon

Offers In Excess Of £695,000





Coryton

Offered with no onward chain. A fantastic opportunity to purchase this beautiful family home, with no immediate neighbours and enjoying magnificent views across the Lyd Valley, surrounding countryside towards the Tors of Dartmoor. Nestled within its own formal gardens and grounds of 1.5 acres and the opportunity to purchase further land, by separate negotiation. This five bedroom, three reception room period home is private and secluded, with gated entrance drive, situated centrally within its own grounds with ample parking and further detached garage.

The well presented property itself offers spacious living accommodation with three reception rooms, five bedrooms (two ensuite), family bathroom and rear lobby/boot room. With one bedroom currently used as a study, situated on the ground floor with its own ensuite facility and separate access offering further versatility.

The property is located in a tucked away position with its own private drive, meandering up to the property which is situated in an elevated position to take full advantage of the panoramic views on offer.



Entrance Porch	
Hallway	14'5" x 6'0" (4.41m x 1.84m)
Dining Room	13'11" x 12'10" (4.25m x 3.92m)
Kitchen/Breakfast Room	18'9" x 11'4" (5.72m x 3.47m)
Rear Lobby	9'9" x 8'5" (2.99m x 2.57m)
Sitting Room	14'5" x 14'3" (4.41m x 4.36m)
Ground Floor Bedroom	14'11" x 9'8" (4.57m x 2.95m)
En-Suite	6'11" x 3'4" (2.13m x 1.02m)
First Floor Landing	20'11" max x 9'1" (6.40m max x 2.79m)
Bedroom 1	15'4" into bay x 10'10" (4.69m into bay x 3.32m)
En-Suite	7'6" x 3'1" (2.31m x 0.96m)
Bedroom 2	15'10" into bay x 13'6" (4.83m into bay x 4.13m)
Bedroom 3	14'9" x 11'9" (4.52m x 3.59m)
Bedroom 4	13'6" x 11'9" (4.13m x 3.59m)
Bathroom	8'7" x 8'5" (2.64m x 2.58m)



Tenure
Freehold

Services
Mains Electricity and Water. Private Drainage. Council Tax Band F.

EPC
F 34

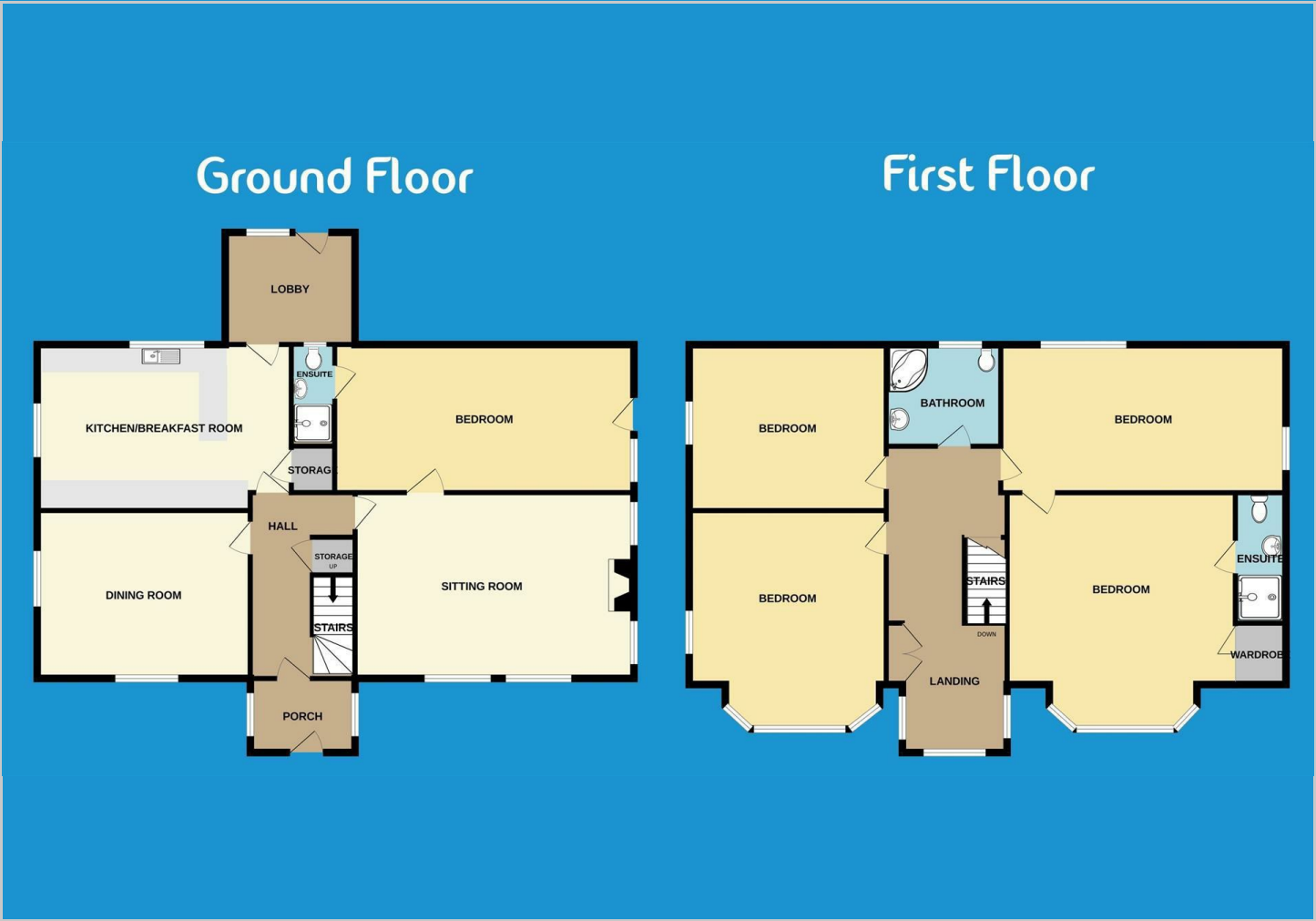
Situation
Coryton is a small West Devon hamlet in the valley of the River Lyd, to the north west of Tavistock. It has a church and a former mill. There was formerly a railway station on the Launceston and South Devon Railway, closed in 1962. Tavistock, situated just over 9 miles away offers an excellent 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 4PD. What3Words: ///starter.muscular.marinated will take you to the property. From Tavistock exit the town using Butchers Park Hill. Follow this road for out of the town for a distance and turn left signposted Chillaton. Follow this road into Chillaton and proceed through the village. After 2 miles the property will be seen on your left hand side.

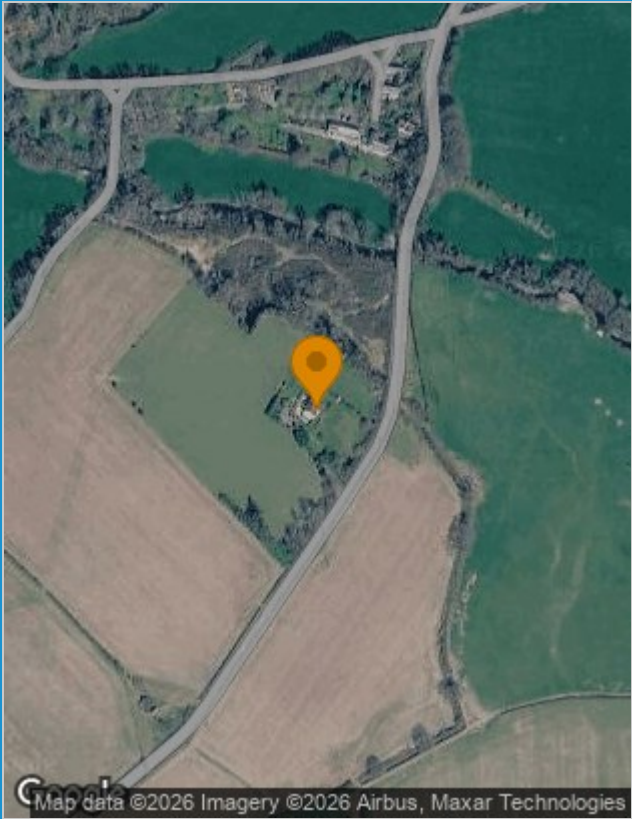




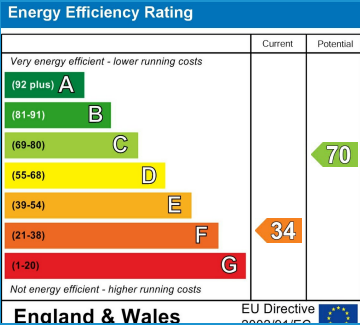
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk