Greenlanes

STAGS

Greenlanes,

Coryton, Devon, EX20 4PD

Open Moorland (Blackdown Common) 4.2 miles • Tavistock 7 miles • Launceston 8.5 miles • Okehampton 13 miles (Station 13.6) • Plymouth 22.5 miles • Exeter 35 miles

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Offered with no chain, an individual countryside home, squarely positioned amongst 5.92 acres of gardens and paddocks, with no near neighbours, enjoying spectacular, panoramic views down the Lyd Valley towards Dartmoor.

- Individual Detached House Dating to 1925
- Four/Five Double Bedrooms, Three Bathrooms
- Extensive Gardens and Paddocks, 5.9 Acres
- Views Over the Lyd Valley to Distant Moorland
- Freehold
- Privately Located, with No Near Neighbours
- Two/Three Versatile Reception Rooms
- Potential to Refurbish, Extend and/or Remodel
- No Onward Chain
- Council Tax Band: F

Guide Price £695,000

Stags Tavistock

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SITUATION

The only property in its postcode, this appealing smallholding occupies a private position at the head of a gated drive, surrounded by its own grounds amounting to 5.92 acres, overlooking the picturesque Lyd Valley and enjoying a view of Dartmoor away to the east. Various woodland walks and trails exist in close proximity to the property, including Lee Wood and Lee Downs, Lew Wood, Lydford Forest and Lydford Gorge, in addition to the wide expanse of Dartmoor National Park 4.5 miles away. The area is well-known for its quiet and unspoilt nature, and is within easy reach of all three of the nearby towns of Tavistock, Launceston and Okehampton, at 7, 10.5 and 13 miles away respectively. At Okehampton, there is access to the A30 and a train connection to Exeter.

Tavistock, in particular, is a thriving market town, rich in history and tradition, and also offering an array of educational and recreational facilities, including the sought-after private and independent school, Mount Kelly. The cathedral city of Exeter lies some 35 miles to the east, providing rail, air and motorway connections to London and the rest of the UK.

DESCRIPTION

This very interesting and unique countryside home was built, we understand, in 1925 with Gothic Revival influences and, having been a much-loved home to our clients for the last 18 years, is now offered to the market with no onward chain. The house has no direct neighbours and its particular appeal lies in being situated centrally within its own gardens and grounds extending to approximately 5.92 acres in all. As such, it enjoys a considerable degree of peace and privacy, together with some truly spectacular south-easterly views down the Lyd Valley towards the western foothills of Dartmoor.

Internally, the exceptionally bright and versatile accommodation comprises four double bedrooms, three bathrooms and three reception rooms, many of which benefit from a dual aspect, all offering a blank canvas for an incoming owner to mould to their tastes and requirements. There is also considerable scope for remodelling and/or extension, given the space surrounding the property, subject to any necessary consents. Similarly, the gardens offer enormous potential for landscaping and additional planting, whilst the two pasture paddocks, extending to approximately five acres, further broaden the property's appeal, particularly for those with equestrian or smallholding interests. Completing the picture is a sweeping driveway together with a detached timber garage and workshop, creating a one-of-a-kind countryside home full of opportunity and potential.

ACCOMMODATION

The house has retained its original solid timber entrance porch with a latched door and an inner stable door to the front, although access is now more commonly gained via a rear boot room from the parking area.

The remainder of the ground floor accommodation can then be briefly summarised as follows: a central reception hallway; a dual-aspect sitting room overlooking the front garden and enjoying magnificent views down the Lyd Valley, centered around a stone fireplace housing a log-burning stove; off the sitting room, an adaptable room suitable as a study or ground floor bedroom with independent side access and its own en-suite shower room; a dedicated dining room, also enjoying dual-aspect views, and; a good-sized kitchen, fitted with a comprehensive range of traditional cupboards and cabinets beneath roll-top work surfaces, incorporating a 1.5-bowl stainless steel sink and drainer, a Belling double oven and a Cooke & Lewis four-ring induction hob and extractor.

Off the first-floor landing, which incorporates a useful study/display area positioned above the front porch together with two built-in cupboards (one housing the Megaflow pressurised hot water tank), are the family bathroom and four double bedrooms, including two dual-aspect rooms, one of which is a through-room. The two principal bedrooms are bay-fronted and positioned above the reception rooms below, enjoying incredible panoramic views, one of which features a built-in wardrobe and an en-suite shower room.

OUTSIDE

The property is approached through a gated entrance and over a partly tree-lined driveway leading to a parking area for several vehicles, together with a detached timber garage and attached workshop/store. The principal south- and east-facing gardens provide excellent space for families, gardening enthusiasts or further landscaping, with a variety of mature specimen trees and shrubs including magnolia, lime and oak. To the rear is a gravelled courtyard with a timber shed, covered log store and colourful planting. The domestic curtilage extends to approximately 0.9 acres. Adjoining the house are two paddocks extending to around 5 acres in total, laid to pasture and well suited to a hobby smallholding or the keeping of horses, sheep and other domestic livestock.

SERVICES

Mains water and electricity on a smart meter (power supply upgraded by Western Power approx. 5 years ago). Private drainage via a septic tank. There is currently no central heating connected, although the property was historically served by an oil-fired central heating system, and we understand the existing pipework and layout lend themselves to connection to an air source heat pump. Standard broadband is available. Variable mobile voice and data service is available via EE, O2 and Vodafone (source: Ofcom online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

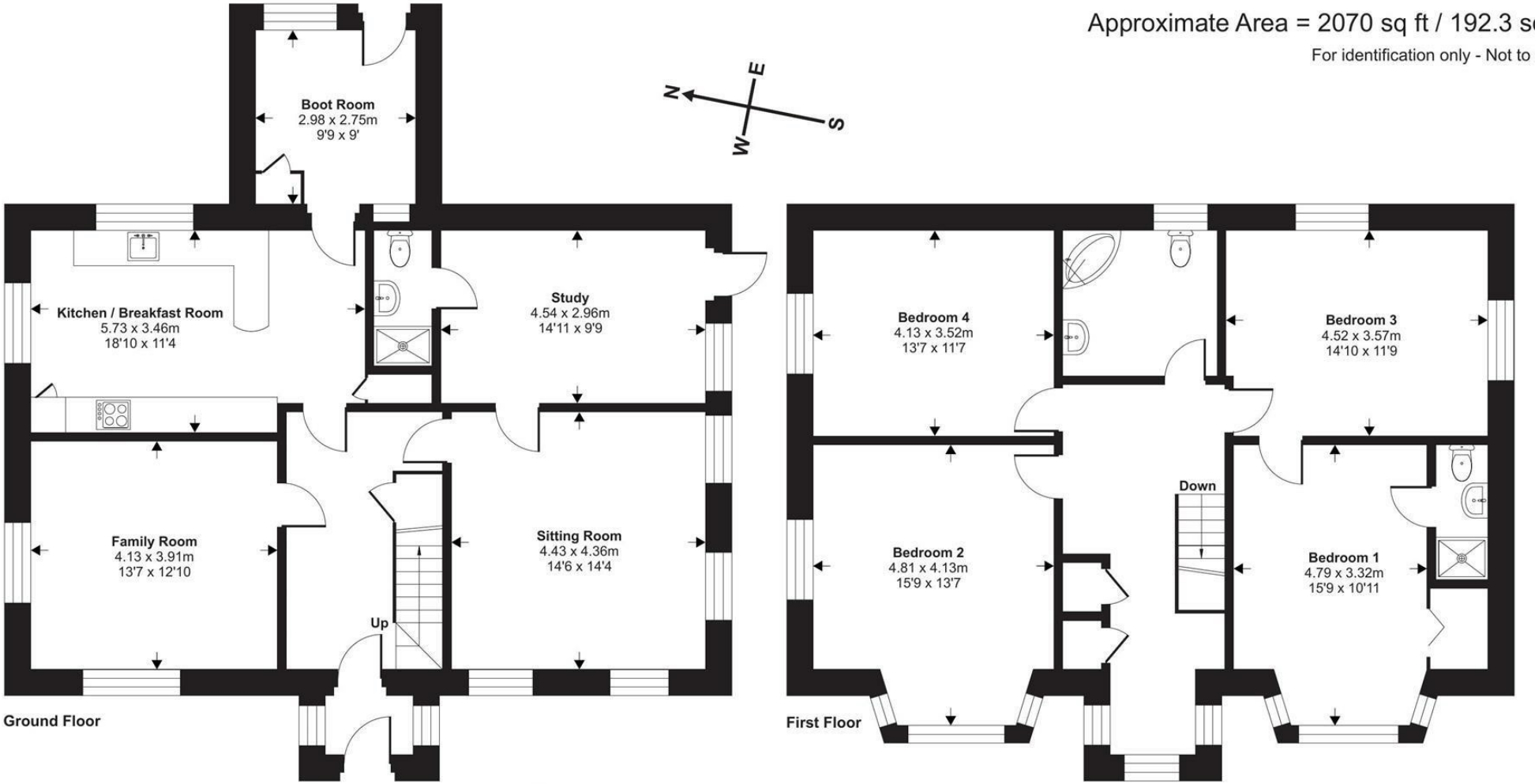
1. We understand that the property benefits from a right-of-way across the adjacent field to the northwest to the nearby lane.
2. The boot room is understood to be of timber-panelled construction.

VIEWINGS AND DIRECTIONS

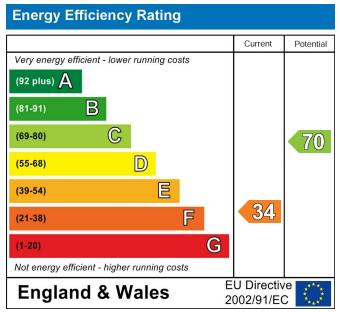
Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3Words reference is ///caller.upstairs.shepherds. For detailed directions, please contact the office.

Approximate Area = 2070 sq ft / 192.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1514223



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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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