



4, Prince Charles Terrace



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Lydford, Okehampton, EX20 4AP

Open Moorland 1 mile • Tavistock 8 miles • Okehampton 9 miles • Plymouth 25 miles • Exeter 33 miles

A well proportioned two bedroom, semi-detached property with excellent potential for modernisation, together with driveway parking, garage and enclosed rear garden, situated in the highly sought-after Dartmoor village of Lydford.

- For Sale By Informal Tender
- Closing Date 01.07.2026
- Semi-Detached Property
- 2 Bedroom, 1 Bathroom
- Conservatory/Garden Room
- Enclosed Rear Garden
- Driveway Parking
- No Onward Chain
- Freehold
- Council Tax Band: C

Guide Price £250,000

SITUATION

This two bedroom semi-detached property is situated in the heart of the village of Lydford, enjoying a sunny, southeast-facing rear aspect, and is within easy reach of the village's amenities and open moorland within a mile to the east. 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 (9 miles) provide an excellent range of shopping, recreational, and educational facilities.

DESCRIPTION

A spacious semi-detached property situated within a convenient residential position, offering well-proportioned accommodation with excellent potential for updating and modernisation throughout. The property benefits from generous reception space including a large conservatory/garden room overlooking the rear garden, together with driveway parking, garage and established gardens. Whilst requiring improvement works, the property presents an exciting opportunity for purchasers seeking to create a home to their own specification.



ACCOMMODATION

A timber and glazed entrance porch opens into the entrance hall, where stairs rise to the first floor. From here, access leads into the sitting/dining room, a good-sized reception space centred around an open fireplace. Sliding double doors open into the conservatory/garden room, a particularly spacious addition extending across much of the rear of the property and enjoying direct access onto the patio and garden beyond. The kitchen is of an excellent size and offers significant scope for refurbishment and redesign. An oil-fired Aga (disused) is currently in place together with a range of fitted units. To the rear of the kitchen is a useful ancillary room, formerly arranged as a cloakroom with plumbing still connected, offering potential for use as a pantry or utility area. The kitchen also provides access into the conservatory/garden room. On the first floor, the landing provides access to two generous double bedrooms, both benefitting from built-in storage cupboards. The principal bedroom overlooks the rear garden. The shower room is currently arranged separately from the bathroom, with one room comprising a shower, WC, bidet and wash hand basin, whilst the adjoining bathroom contains a bath, wash hand basin and storage cupboard, together offering potential to be reconfigured if desired. A further large storage cupboard is located off the landing.

OUTSIDE

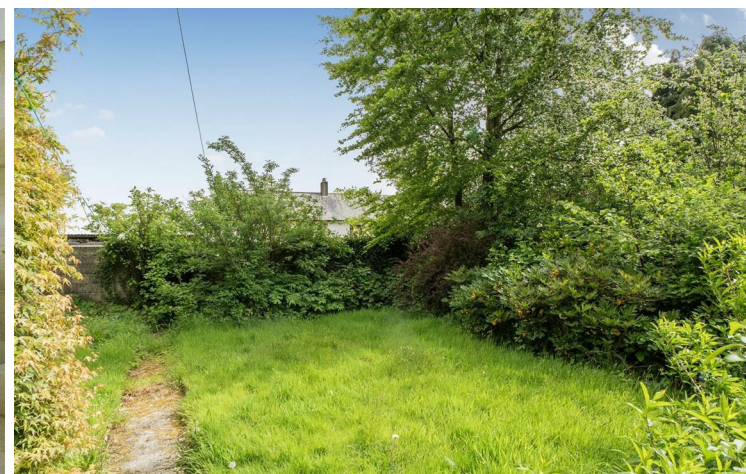
To the front of the property is a driveway providing tandem parking for approximately three vehicles and leading to the single garage. Adjacent to the garage is a useful lean-to structure. The front garden is principally laid to lawn with mature shrubs and flower beds and offers potential for further parking, subject to any necessary consents. To the rear, the conservatory/garden room opens onto a patio area with pond and pathway leading through the garden. The rear garden is of a good size and includes mature shrubs, lawned areas, greenhouse and established planting, together with an oil tank positioned to one side.

SERVICES

Mains water, electricity and drainage. Heating via night storage heaters. Superfast Broadband is available. Variable mobile/data services are available through EE, Three and O2 (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

METHOD OF SALE - INFORMAL TENDER

The Property is offered for sale, as a whole, by Informal Tender. The closing date for tenders to be submitted is Wednesday 1st July 2026 at 12:00pm midday. An informal tender form is available from Stags; tenders are to be submitted in writing to Stags, Tavistock. Should an offer be accepted, we will require proof of your funding. In addition, under the Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be an online check undertaken by Stags. Please refer to the informal tender form. The vendors do not undertake to accept the highest or any offer received.



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.

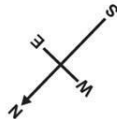


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	54
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	19
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

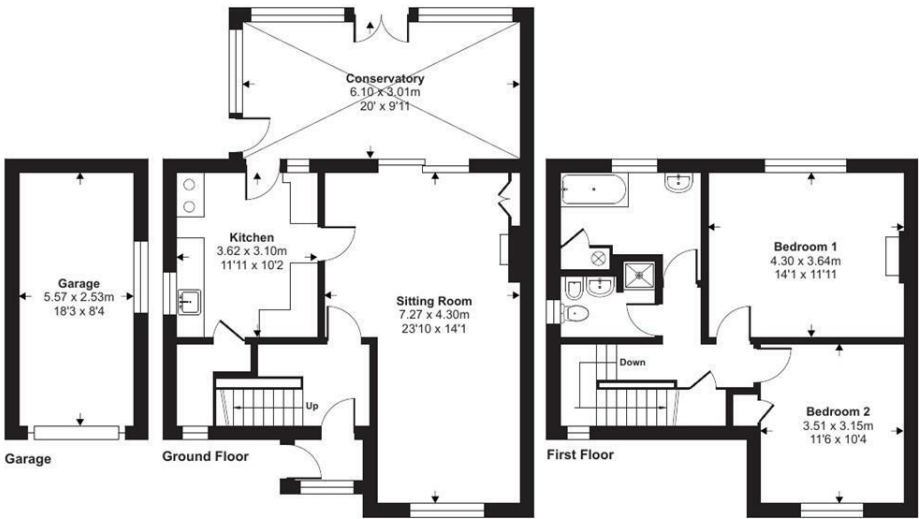
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Approximate Area = 1261 sq ft / 117.1 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1413 sq ft / 131.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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