



Rossmoyne

Lydford, Okehampton, EX20 4BW

RENDELLS

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Lydford, Okehampton, EX20 4BW

Asking Price £875,000

A fine Victorian Villa, with accommodation extending to nearly 3000 sq ft, with gardens of around an acre and planning for an additional dwelling.

- **Exceptional Proportions**
- **Two En-Suite Bedrooms**
- **3/4 Additional Bedrooms**
- **Large Living and Dining Room**
- **Kitchen and Large Utility**
- **Family Shower Room and Cloakroom**
- **Gardens Extending to around an acre**
- **Range Of Outbuildings - One With Planning Permission**
- **Long Private Drive and Plentiful Parking**
- **Exclusive Lydford Gorge Position**

Situation:

Lydford is a small, picturesque village on the western fringes of Dartmoor. Close by is the renowned Lydford Gorge with its 30 metre high waterfall. Ideally positioned for easy access on to the A30 to Exeter and beyond, the village is thriving with a popular public house, primary school and numerous other facilities.

The historic Lydford Castle, a former prison, attracts visitors all year round and the village is perfectly situated for easy access to the numerous moorland walks and cycle trails.

Description:

Rossmoyne is a fine example of a grand Victoria Villa, constructed originally for the family of a senior executive of the South Devon and Tavistock Railway. Accessed along the old railway bed, a private drive leads to a generous parking area which in turn leads to the grand entrance porch, flanked by feature bay windows, bathing the property with natural light.

The spacious and airy accommodation is ideal for the needs of a family and offers further potential for any discerning purchaser. Of particular note are the wonderful gardens, extending to nearly an acre which incorporate a number of outbuildings, one in particular with planning for conversion into an additional dwelling. The parking provision for this has already been instigated.

This is an excellent opportunity in a simply outstanding position within easy reach of Ashburton, Exeter and further afield. Must be viewed.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band F- £3805.57 pa for 2026/2027

EPC: Rating E

Services:

Mains Electricity. Oil fired central heating. Private water and septic tank drainage.

Broadband available up to 8 mbps (Source Ofcom). Faster speeds are available via other solutions. The vendor uses a satellite solution to achieve this speed.

Local and Planning Authority:

West Devon Borough Council - www.westdevon.gov.uk - 01822 813600

Dartmoor National Park - www.dartmoor.gov.uk - 01626 832093

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

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Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277

Email dartmoor@rendells.co.uk

What3Words location: deposits.bystander.strength









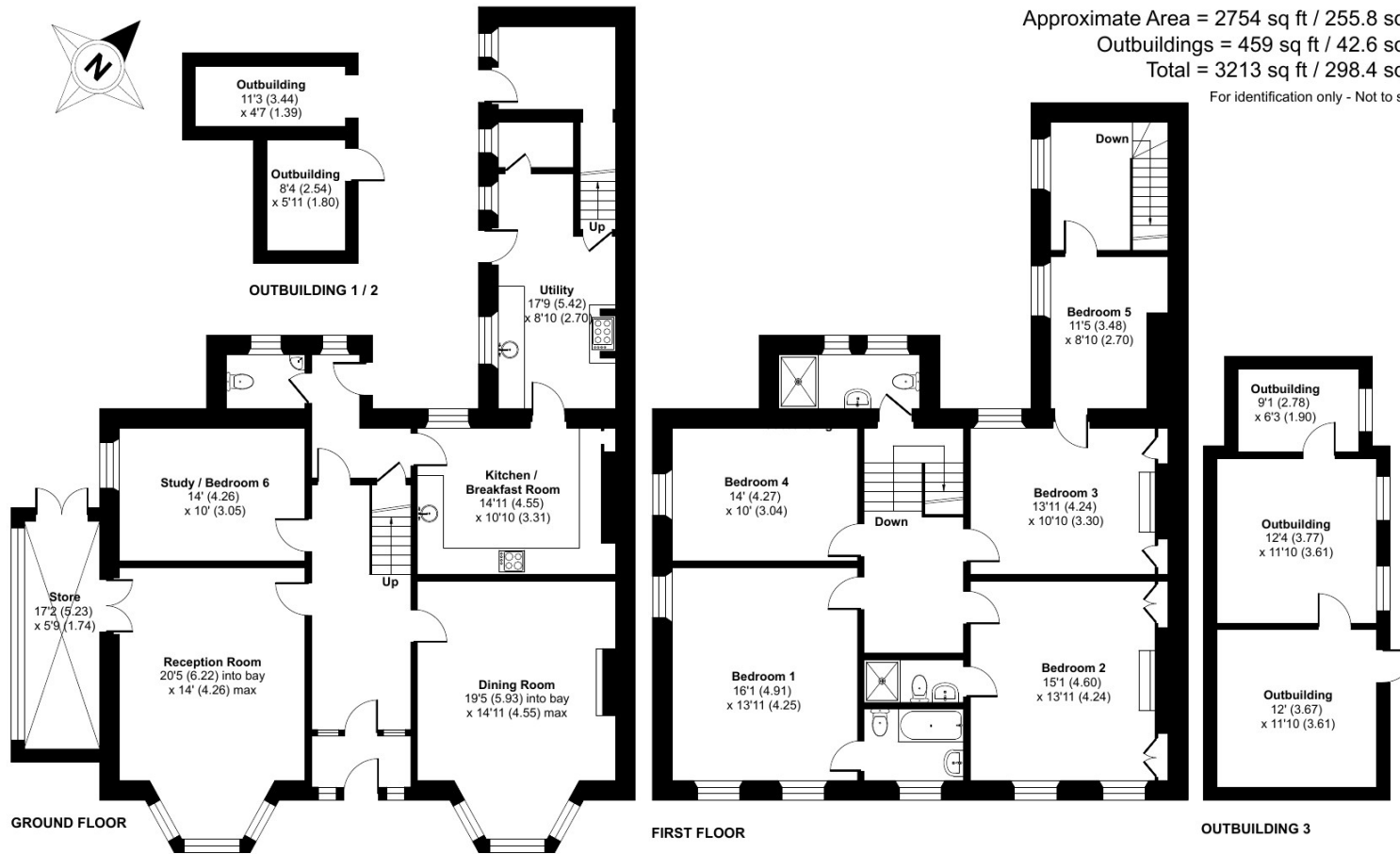
Rossmoyne, Lydford, Okehampton, EX20

Approximate Area = 2754 sq ft / 255.8 sq m

Outbuildings = 459 sq ft / 42.6 sq m

Total = 3213 sq ft / 298.4 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). © nitchecom 2026. Produced for Rendells. REF: 1472790

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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