



Sydenham Cottage







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Sydenham, Devon, EX20 4PP

Lydford Forest 5.2 miles • Open Moorland (Brentor) 5.5 miles • Tavistock 8 miles • A30 Access 10.5 miles • Okehampton 13.5 miles (Station 14.5) • Plymouth 23 miles • Exeter 39.5 miles

An idyllic country cottage in 3.93 acres, situated in a breathtaking wooded setting, providing versatile and characterful 4/5-bedroom accommodation in exceptional streamside gardens and grounds.

- Wonderfully Located Character Cottage
- Several Versatile Reception Rooms
- Stream-bordered Lawns, Orchard
- Exclusive Rural Setting
- Freehold
- Beautifully Finished and Presented Interior
- Varied Gardens and Grounds of 3.93 Acres
- Extensive Native Woodland, Wildlife Pond
- Extensive Parking, Double Garage, Bothy
- Council Tax Band: F

Guide Price £895,000

Stags Tavistock

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SITUATION

This incredible home occupies a wonderful, large plot amounting to approximately 3.93 acres, in a sheltered and verdant position within the picturesque settlement of Sydenham. Various woodland walks and trails exist near the property, including Lee Wood, Lew Wood, Lydford Forest and Lydford Gorge, in addition to the wide expanse of Dartmoor National Park 5.5 miles to the east. The area is well-known and highly sought-after for its quiet, unspoilt nature and picturesque scenery, and is within easy reach of all three of the nearby towns of Tavistock, Okehampton and Launceston, at 8, 14.5 and 8 miles away respectively. At Okehampton, there is access to the A30 and a rail connection to Exeter.

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

DESCRIPTION

This idyllic country cottage is beautifully finished and presented to the highest standard, standing in wonderful gardens and grounds amounting to approximately 3.93 acres. Built, we understand, in the mid-19th Century, the house was extended in the early 2000s and now provides some exceptionally comfortable accommodation totalling over 2,400s sq.ft, offering the flexibility to be configured in several different ways. Externally, the cottage is complemented by some exceptional, stream-bordered, wooded gardens and grounds, which offer tremendous space, peace and privacy all framed by the backdrop of the surrounding valley. The cottage is also served by a large, gated parking area, detached double garage and stone outbuilding, making this a superbly well-rounded countryside home which should appeal strongly to lovers of wildlife and the outdoors, keen horticulturists, and those with adventurous families or energetic pets.

ACCOMMODATION

Throughout the house, which is generally very bright and socially-oriented, there are extensive traditional details and character touches, including timber wall panelling, detailed architraves, picture rails, exposed structural timbers and beamed ceilings, fireplaces, and exposed oak floorboards.

The ground floor accommodation is accessed beneath a canopied porch and comprised as follows: a triple-aspect sitting room centered around a granite and slate fireplace housing a log burner, with patio doors to the front garden; a beautiful, dual-aspect dining room with doors to the rear garden; the kitchen, which is equipped with an excellent array of bespoke timber cabinets, cupboards and worksurfaces incorporating a ceramic sink and with spaces for various appliances; a very pretty family room with a logburner, where there are extended kitchen units, plus a Mercury dual-fuel Range cooker with five LPG ring burners, double oven and grill, and matching stainless-steel extractor hood; a cloakroom which features built-in cupboards and space for a wine cooler; a side porch/boot room.





At first-floor level are four good-sized double bedrooms. The master has a dual aspect and is served by an en-suite shower room. The second bedroom benefits from a garden room extension with patio doors to the rear terrace. There are two further front-facing double bedrooms, both with attractive fireplaces and one of which has extensive built-in wardrobe space. The well-appointed family bathroom is equipped with a double walk-in shower and a freestanding oval bath with a shower attachment over. Finally, off the master bedroom is a walk-through study, dressing room or fifth bedroom/nursery; this room could also be adapted with a return staircase should one wish to pursue a loft conversion - the loft is a particularly large, vaulted space. Alternatively, the en-suite master bedroom, dressing room, adjacent bedroom and sun room could be adapted as a self-contained suite (subject to any necessary consents or approvals).

OUTSIDE

The house is approached through a gated front entrance and over a footbridge which crosses the gentle brook which runs through the property's front garden. To the side of the house is a gated parking area providing comfortable parking for several vehicles in addition to the detached double garage, which has power, lighting, pitched overhead storage, a workbench and an external water tap.



Surrounding the house are some impeccably kept lawn gardens planted with colourful mature trees and shrubs, with the sound of the stream providing a sense of tranquillity. Around the gardens are various seating areas for entertaining or quiet relaxation, a stone both serving as a tool/machinery store (may be suitable for conversion, STP), an orchard, a greenhouse, naturalised areas of light woodland, and a spring-fed wildlife pond. The immediate gardens extend into, and encompass part of Sydenham Woods, whilst across the road from the house is a further large area of garden and mixed native woodland which is awash with colour, particularly bluebells in the spring.

Overall, the gardens offer a beautiful haven for those with active families and pets, and are a magnet for wildlife of all kinds.

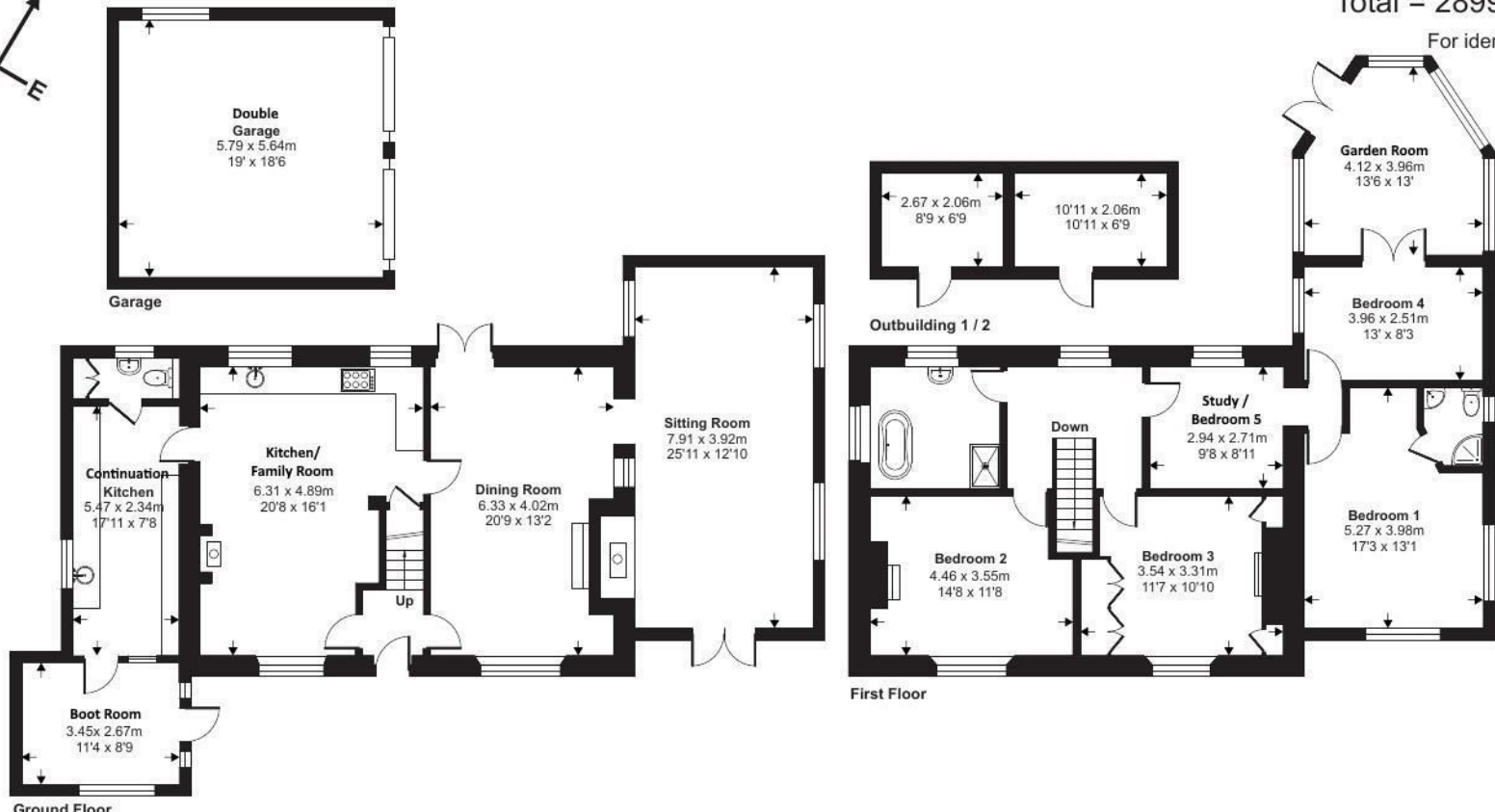
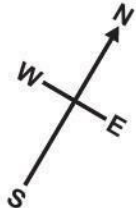
SERVICES

Mains water and electricity. Oil-fired central heating. Private drainage via a septic tank. Standard broadband is available, and limited mobile/data services are available via EE - we understand from our clients that an EE mobile router and aerial could generate up to 100Mbps. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is [///stags.sweetener.thank](https://www.what3words.com/?w3=///stags.sweetener.thank). For detailed directions, please contact the office.

Approximate Area = 2414 sq ft / 224.2 sq m
 Garage = 352 sq ft / 32.7 sq m
 Outbuildings = 133 sq ft / 12.3 sq m
 Total = 2899 sq ft / 269.2 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 2025. Produced for Stags. REF: 1286681



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 | | | 70 |
| (55-68) D | | | |
| (39-54) E | | 49 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



