

view property

Town • Country • Coast

Lydford, Okehampton

Guide Price £795,000

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NO ONWARD CHAIN. Rare opportunity to purchase a striking and beautifully presented, detached residence in Lydford. Substantial grounds approaching 1 acre, with a number of outbuildings and stables. These formerly had planning permission to be converted into holiday accommodation which could be an option for the next owner (subject to the necessary consents) to generate additional accommodation and income. Offering six bedrooms, four bathrooms and three reception rooms. A stunning location renowned for the beauty spots such as Lydford Gorge and the moor.

The property is within a short distance of open moorland, great for those who love walking in the fresh air, or if utilising the stables and out riding. The gardens are level and laid to lawn with an abundance of mature shrubs and plants providing a wealth of colour. The original part of the property is believed to have been constructed in the 1600's, whilst during the 1700's the property was extended to its current guise. The current vendors rent the property out for short term holidays throughout the year with great success.

The property boasts an impressive hallway, a downstairs study/bedroom with spacious ensuite shower room. A welcoming lounge with a window seat overlooking the gardens, fireplace with wood burning stove. A generous sitting room with magnificent inglenook fireplace and an impressive dining room. The striking kitchen has a modern feel to it with polished granite worktops, double Belfast sink, ample wall and base units incorporating integrated appliances and two eye level electric ovens, together with a central island and an Aga range for those keen cooks.

There are six double bedrooms, with three of them boasting ensuite shower rooms and a further family bathroom. A wealth of character features can be found throughout including vaulted ceilings, exposed beams and 'A' frames, exposed stonework, fireplaces and flagstone floors. A must see for the most discerning of buyers.







Entrance Hall
With stairs to the first floor and access to a utility space and WC.

Study / Bedroom 6	13'1" x 8'5" (3.99 x 2.57 (3.98 x 2.56))
Shower Room	
Lounge	14'5" x 14'5" (4.39 x 4.39)
Sitting Room	17'11" x 14'9" (5.46 x 4.50)
Kitchen	19'6" x 12'10" (5.94 x 3.91)
Dining Room	17'8" x 17'5" (5.38 x 5.31)
First Floor Landing	
Bedroom 1	17'4" x 16'3" (5.28 x 4.95)
Ensuite	
Bedroom 2	16'9" x 13'3" (5.11 x 4.04)
Ensuite	
Bedroom 3	17'5" x 14'10" (5.31 x 4.52)
Bedroom 4	15'4" x 14'8" (4.67 x 4.47)
Bedroom 5	14'4" x 8'11" (4.37 x 2.72)
Family Bathroom	

Outside
The property sits within a plot that is approaching 1 acre in size, the garden is level and sizeable, laid to lawn with an array of plants and shrubs and very private. There are a number of outbuildings and stables which have the potential to be converted to additional accommodation. Currently, the main stable building is utilised as two garden stores and a games room for guests to utilise. Upstairs is a spacious loft room with further storage.



Tenure
Freehold

Local Authority
West Devon Borough Council - Tax Band G

EPC
F/36

Services
Mains Electricity, Water & Drainage. Oil Fired Central Heating.

Situation
Lydford is a popular and picturesque village in the heart of Dartmoor National Park with a wealth of walks on Dartmoor or the Granite Way. There is a real sense of community with the locally owned Farm shop selling local produce, popular primary school and playing fields for the kids. The Castle Inn is a very popular Public House and Restaurant and there is the visitors attraction of The Castle managed by English Heritage alongside the picturesque Lydford Gorge owned and managed by The National Trust. The nearest town is Tavistock, around 12 minutes drive away, with a range of amenities, schooling and a thriving town centre. It is also easily commutable to Plymouth. The property is just across the road from the farm shop and a few metres from the popular Dartmoor Inn.

Agents Note
An area of the garden is leased from the National Trust on a long term lease, for 99 years from 2007, with a rent of £250 PA.

Directions
SAT NAV - EX20 4BL. What3words: ///feels.pictured.profited







Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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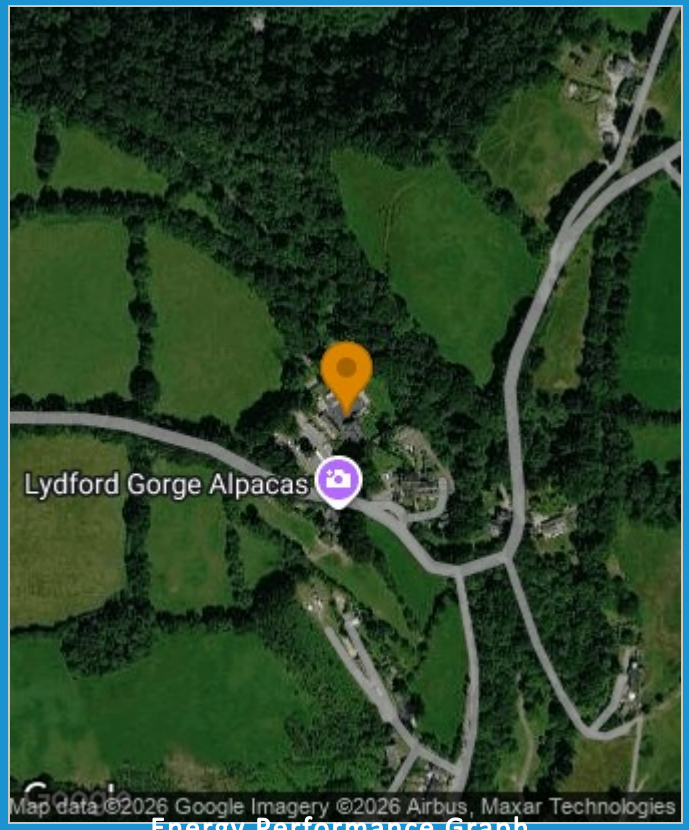
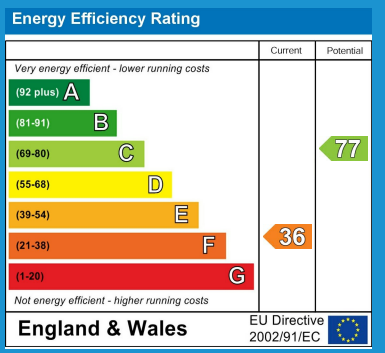
Location Map



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.

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