

view property

Town • Country • Coast

Lydford

Okehampton

Guide Price £575,000

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Lydford

Okehampton

A superb executive style detached bungalow residence offering well-proportioned and spacious accommodation, with four good-sized double bedrooms, including a main bedroom with ensuite. Open plan spacious living with modern kitchen and further family/garden room overlooking gardens. Good sized level plot with gardens, parking and detached garage. Located on the edge of this desirable moorland village and offered with no onward chain.

The heart of the home is the impressive open-plan sitting, dining and kitchen area, the sitting room boasts a woodburning stove. The kitchen is comprehensively fitted with a range of wall and base units, integrated appliances and a breakfast bar. There is also a useful additional family room, which could equally be used as a study or garden room, with patio doors opening onto the rear gardens.

A useful separate utility room, cloakroom and boiler room housing the oil fired central heating boiler and inverter. Having been cleverly designed, together oak internal doors throughout, the well laid out bedrooms are also generous in size, the main bedroom having an ensuite shower room. The well-appointed family bathroom has a walk-in shower with tinted shower enclosure.

The property benefits from privately owned solar panels.

Outside, the level gardens provide a pleasant and private space. Lawns to the front and rear, ample parking for several vehicles and a detached garage with electric door.

























Entrance Porch

Entrance Hall

Cloakroom

Open Plan Sitting/Dining/Kitchen
31'4" x 20'2" (9.56 x 6.16)

Family/Garden Room
12'11" x 11'8" (3.96 x 3.56)

Utility Room
6'4" x 4'9" (1.94 x 1.45)

Boiler Room
7'6" x 3'3" (2.29 x 1.01)

Inner Hall

Bedroom 1
10'7" x 10'0" (3.24 x 3.06)

Ensuite Shower Room
6'10" x 3'3" (2.10 x 1.00)

Bedroom 2
13'11" x 10'0" plus door recess (4.26 x 3.05 plus door recess)

Bedroom 3
13'6" x 10'3" (4.12 x 3.14)

Bedroom 4
11'8" x 10'7" (3.57 x 3.25)

Bathroom
10'2" x 5'11" (3.11 x 1.82)

Detached Garage
16'7" x 12'0" (5.08 x 3.67)

Services
Mains water and electricity. Drainage to septic tank. Oil fired central heating. Privately owned solar panels.

Local Authority
West Devon Borough Council - Band F

EPC
C72

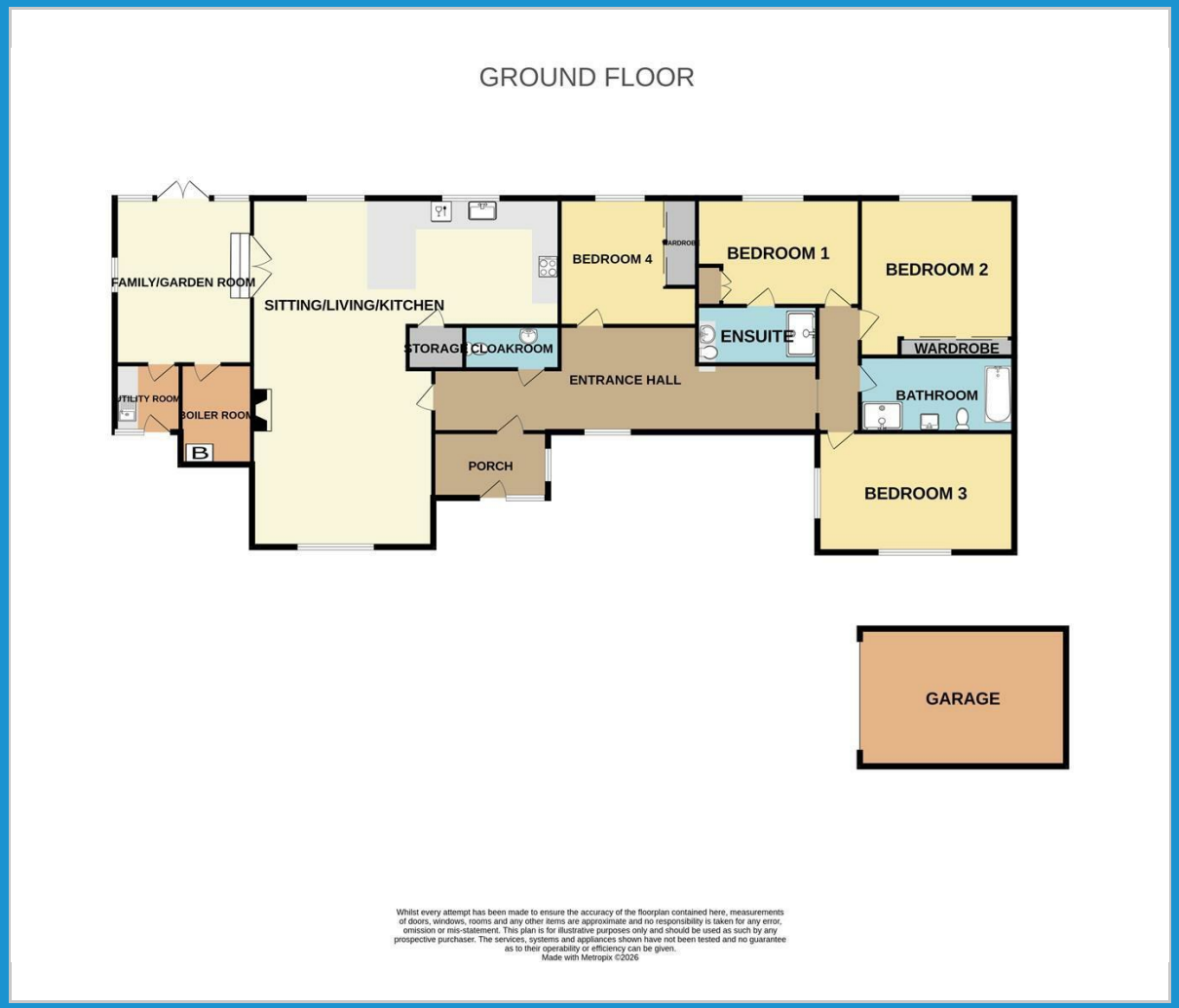
Agent's Note
Some of the photographs have been staged using AI.

Tenure
Freehold

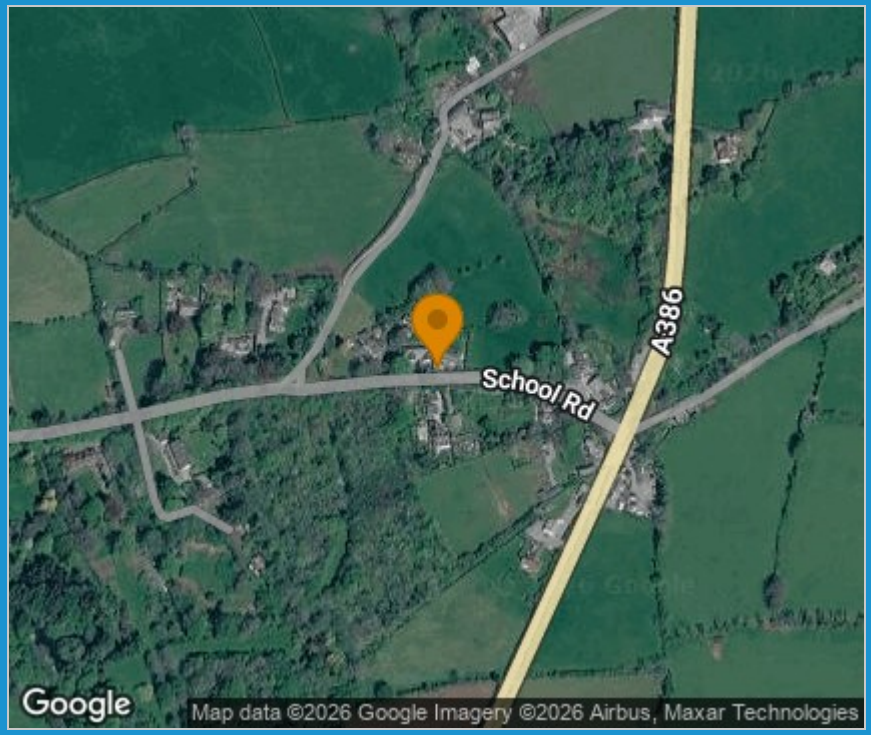
Situation
Lydford is a popular and picturesque village in the heart of Dartmoor National Park with a wealth of walks on Dartmoor or the Granite Way. There is a real sense of community with the locally owned Farm shop selling local produce, popular primary school and playing fields for the kids. The Castle 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.

Directions
From Tavistock, follow the A386 to Lydford, turning left just before Lydford Farm Shop onto School Road. The property can be found on the right hand side with our For Sale board displayed.

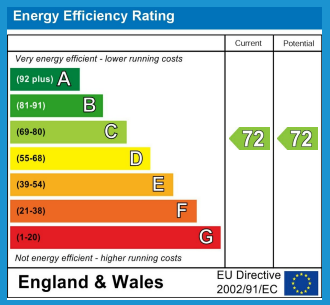
Floor Plan



Area Map



Energy Efficiency Graph



AML CHECKS

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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.

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