

STAGS

Willsworthy View

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Lydford, Devon, EX20 4BH

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

An extremely comfortable and characterful cottage in the heart of Lydford, enjoying lovely moorland views, complete with a garage, off-road parking, a walled garden and PV panels.

- Handsome Character Cottage
- 2 Reception Rooms, 3 Bathrooms
- PV Panels and Battery Storage
- Pretty, Walled Rear Garden
- Freehold
- 4 Double Bedrooms
- Great Warmth and Comfort
- Off-road Parking, Integral Garage
- Highly Desirable Dartmoor Village
- Council Tax Band: E

Guide Price £499,950

SITUATION

This attractive cottage 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. The A30 is within 7 miles, at Sourton, and Exeter, around 25 miles further on, offers air, rail, and motorway links to London and beyond.

DESCRIPTION

This charming and well-rounded terraced cottage has been in our client's ownership for over 40 years, having once incorporated the village butcher's shop, during which time it has been totally restored, remodelled and extended in order to create a home of tremendous warmth, comfort, and convenience. The 4-bedroom, 3-bathroom accommodation is full of traditional period details, and most of the rooms enjoy a lovely outlook over the property’s pretty rear garden towards nearby Dartmoor.







Externally, the cottage is complemented by attractive, walled rear gardens and also benefits from valuable off-road parking space in addition to an integral garage. Finally, the sellers have also upgraded the property with a photovoltaic panel array and battery storage, ensuring lower energy and running costs, broadening the appeal further still.

ACCOMMODATION

Entered through a porch into the hallway, the ground floor accommodation can be summarised as follows: a good-sized, dual-aspect sitting room centred around a substantial, granite inglenook fireplace with inset log-burning stove, with patio doors opening to the garden; the central kitchen/breakfast room; a dining room, with a staircase to the second landing; a large, well-equipped utility room with secondary work surfaces, a composite sink and drainer, and space for laundry appliances. The kitchen is equipped with a very good range of slate and granite-topped cupboards and a pantry-style cabinet, incorporating a John Lewis 4-ring induction hob, Bosch double ovens, a ceramic sink, and spaces for a slimline dishwasher and an upright fridge-freezer. The kitchen also features a utility cupboard, an oil-fired Rayburn set into a stone fireplace surround, and patio doors leading to the garden. On the first floor, across two landings, are four double bedrooms, including one with an en-suite shower room and walk-in wardrobe, and two standalone bathrooms, one with a freestanding clawfoot bath and a multifunction corner shower unit, and the other with a panelled bath and a shower enclosure with a Mira Sport electric shower.

OUTSIDE

To the front of the property is a walled courtyard entranceway, a tarmacked area for parking up to three vehicles and access to the integral garage, which has power and lighting. The lovely rear garden is southeast-facing, with an open outlook over an adjacent field, comprising a sunken terrace, perfect for entertaining and barbecuing, a large level lawn, fruit and vegetable planters, further raised beds with soft fruit and cherry trees, a 6'x6' greenhouse, a tool shed and an implement store, and a former air raid shelter serving as a log store.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating via the Rayburn. 16x photovoltaic panel array on a feed-in tariff, and 2x 5kW battery storage. Superfast broadband is available. Variable mobile voice/data services are available through all four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. A neighbour benefits from a small right-of-way to pass over the corner of the property's parking area, for ease when exiting the adjacent lane.
2. Our client gained planning consent for an annexe extension in 2017, which has now lapsed.
3. Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///wants.salt.enlighten. For detailed directions, please contact the office.



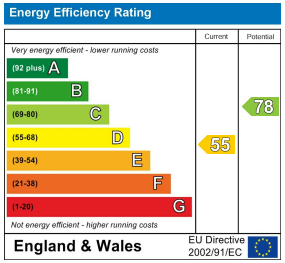




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

