



Town • Country • Coast



Lydford, Okehampton

Guide Price £795,000





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NO ONWARD CHAIN. This is a rare opportunity to purchase a striking and beautifully presented, detached residence in Lydford. The property sits within substantial grounds 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.

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, a spacious shower room with WC, a welcoming living room with a window overlooking the garden and a fireplace with a wood burning stove. There is also a generous reception room with an impressive inglenook fireplace and a spacious dining room. The kitchen has a modern feel to it with polished granite worktops, plenty of storage space with an island and an Aga.

There are six double bedrooms, all of which provide their own character, they are all comfortable rooms with three of them boasting en-suite shower rooms. The family bathroom has a 'P-Shaped' bath with shower over, WC & basin.



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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	
Living Room	14'5" x 14'5" (4.39 x 4.39)
Reception 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)
En-suite	
Bedroom 2	16'9" x 13'3" (5.11 x 4.04)
En-suite.	
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

Tenure

Freehold (Freehold)

Council Tax Band

G

EPC

F/36

Services

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

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.

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.





Floor Plans



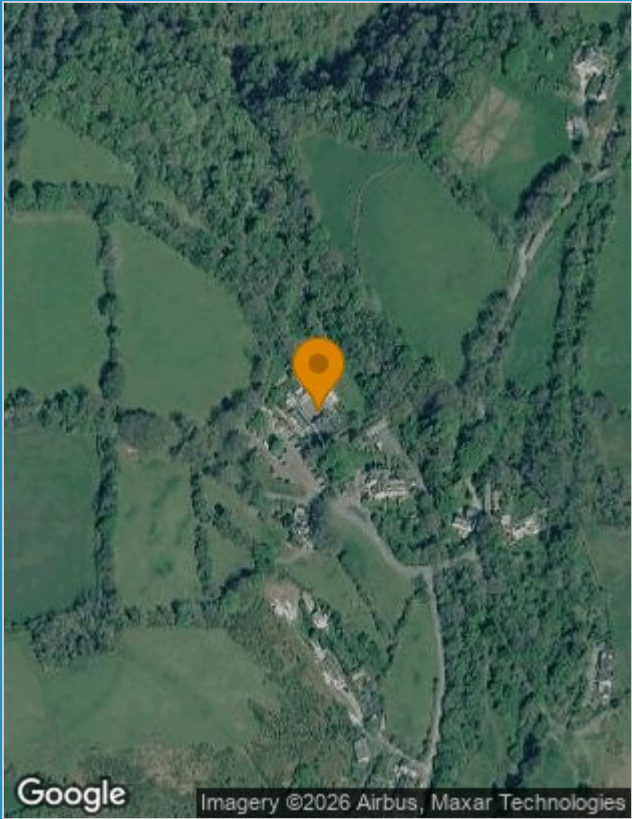
Viewing

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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Location Map



Energy Performance Graph

