



Lydstone

64 The Square, Chagford, TQ13 8AE

RENDELLS

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Guide Price £995,000

A landmark residence at the heart of the Town, with spacious and adaptable accommodation, barn and parking and an idyllic, walled 'secret garden'.

- **Exceptional Period Residence**
- **Accommodation extending to nearly 2000 sq ft**
- **Two Glorious Reception Rooms**
- **Four Bedrooms**
- **Family Bathroom and Cloakroom**
- **Spacious Kitchen/Breakfast Room**
- **Flexible Range of Outbuildings with Extensive Private Parking**
- **Central yet Peaceful Setting**
- **Hedge Enclosed Front Garden and Walled 'Secret Garden'**
- **Useful Studio Outbuilding**

Situation:

The property is situated at the heart of Chagford, which offers a great variety of independent shops, pubs, and eateries as well as a great selection of community clubs and activities. There is also an open air swimming pool operating during the summer months. Bovey Castle, renowned for its excellent facilities and Golf Course, is only 5 miles distant.

The A30 dual carriageway is 5.5 miles to the north, giving access to the beaches of Cornwall in the west and the Cathedral City of Exeter in the east with a wide variety of amenities and providing access to the M5, mainline railway and international airport. Additionally, Okehampton Railway Station with regular services into Exeter is only 7 miles distant.

Description:

A once in a lifetime opportunity to acquire a landmark period property at the heart of Chagford. Remaining in the same family's ownership for over 60 years, Lydstone is a truly remarkable property boasting a wealth of character features and inherent charm. The spacious accommodation, extending to nearly 2000 sq ft, is comfortably appointed although offers great scope for further improvement and enhancement.

With private parking and a useful range of outbuildings, the property is truly remarkable, and features a breathtaking, walled 'secret garden' at the rear, unknown to even the longest standing Chagford residents. The front garden is another truly special feature, providing excellent screening from the hustle and bustle of this picturesque Dartmoor Stannary Town.

Rarely does such a special property in such a fabulous location become available. Viewing is most highly recommended.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band A (The property is presently registered as mixed use). This is highly likely to change once a sale has completed. £1794.19 pa for 2026/2027

EPC: Rating E

Services:

All mains services are connected.

Broadband available up to 80 mbps (Source Ofcom)

Local and Planning Authority:

West Devon Borough Council - www.westdevon.gov.uk - 01822 813600

Dartmoor National Park - www.dartmoor.gov.uk - 01626 832093

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

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Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277 Email dart-moor@rendells.co.uk

What3Words location: [mango.bookcases.struggle](https://www.what3words.com/mango.bookcases.struggle)





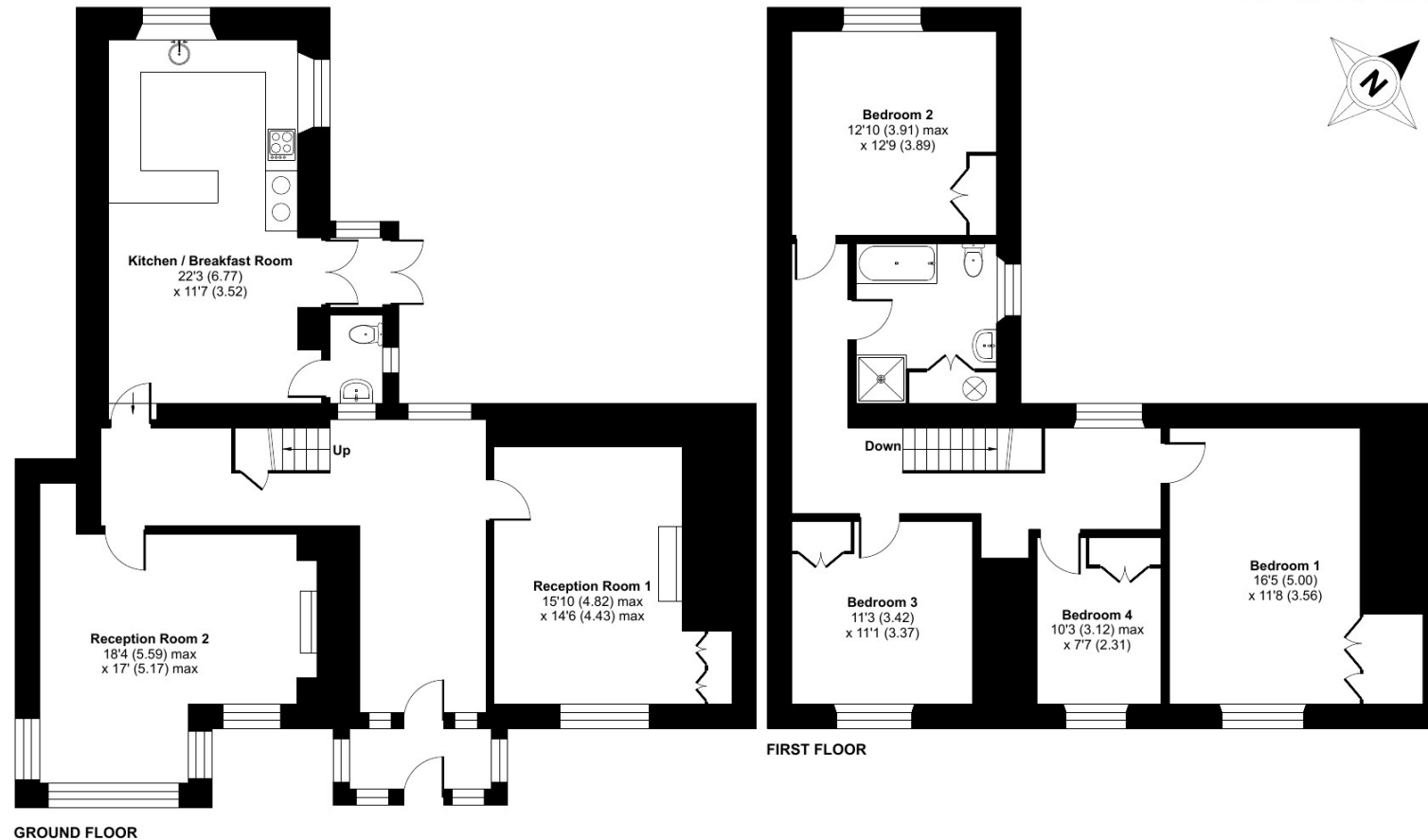




The Square, Chagford, Newton Abbot, TQ13

Approximate Area = 1988 sq ft / 184.6 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). © nitchecom 2026. Produced for Rendells. REF: 1497376

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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