



Town • Country • Coast



Lydford, Okehampton

Offers In The Region Of £350,000



## Lydford, Okehampton

A rare opportunity to purchase this delightful, characterful cottage having been owned by the same family since the 1970's. Available with NO ONWARD CHAIN.

Nestled in the charming village of Lydford, this four bedroom deceptively large end-terraced cottage offers a perfect blend of traditional character and modern comfort. The property exudes a warm and inviting atmosphere, making it an ideal family home or a tranquil retreat.

The cottage boasts an impressive four reception rooms, providing ample space for both relaxation and entertainment. Whether you wish to host gatherings with friends or enjoy quiet evenings with family, these versatile areas cater to all your needs. The four well-appointed bedrooms ensure that everyone has their own private space, while the a downstairs shower room and two ensuite facilities add convenience for busy mornings or when hosting guests.

Lydford is a highly sought after moorland village known for its picturesque surroundings and rich history, making it a wonderful place to call home. The local amenities and stunning countryside offer a perfect backdrop for outdoor enthusiasts and those seeking a peaceful lifestyle.

This property presents a unique opportunity to own a piece of history in a sought-after location. With its spacious layout and charming features, this cottage is sure to capture the hearts of those who appreciate the beauty of older homes. Do not miss the chance to make this enchanting property your own.





**Entrance Hall**  
7'10" x 7'3" (2.39 x 2.21)

**Living Room**  
13'0" x 11'0" (3.97 x 3.36)

**Dining Area**  
12'6" x 10'11" (3.82 x 3.34)

**Conservatory**  
16'11" x 7'3" (5.18 x 2.21)

**Breakfast Room**  
10'9" x 8'7" (3.28 x 2.62)

**Shower Room**

**First Floor Landing**

**Bedroom 1**  
11'0" x 9'11" (3.36 x 3.03)

**Ensuite**

**Bedroom 2**  
11'0" x 8'11" (3.36 x 2.73)

**Ensuite**

**Bedroom 3**  
9'4" x 8'8" (2.86 x 2.65)

**Bedroom 4**  
12'10" x 7'10" (3.93 x 2.4)

**Tenure**  
Freehold

**Services**  
Mains electricity and metered water. Oil fired central heating and private drainage via a shared sewerage treatment plant.

**Council Tax Band**  
C

**EPC**  
E49

**Situation**

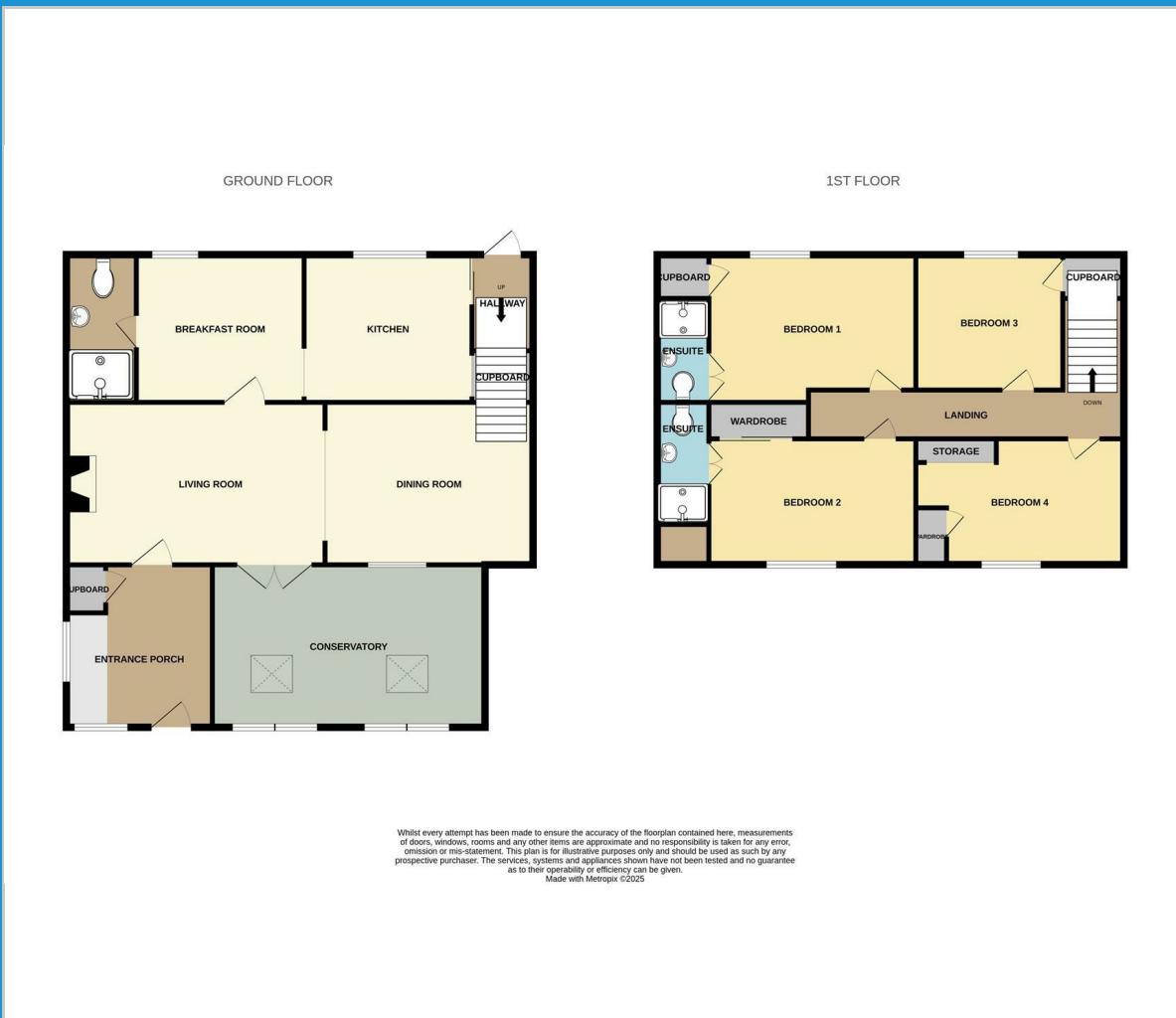
Lydford is a small village in West Devon District, next to the River Lyd where it rushes off the northwest edge of Dartmoor's high moorland mass. It lies about halfway between Okehampton (9 miles north) and Tavistock (7 miles south), near the main road (A386) that links them. Dartmoor's moorland core is the largest open moor in southern England and a place of remoteness and tranquillity. Radiating out from the moorland core are deep river valleys cutting through enclosed farmland with distinctive field patterns and historic features which evidence our historic relationship with the land. The Conservation Area was originally designated in the settlement in October 1971 and extended in August 1993 following a comprehensive review. Based on the findings of this Character Appraisal no further changes to its boundary were considered appropriate.

**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. Parking is in front of the garage.



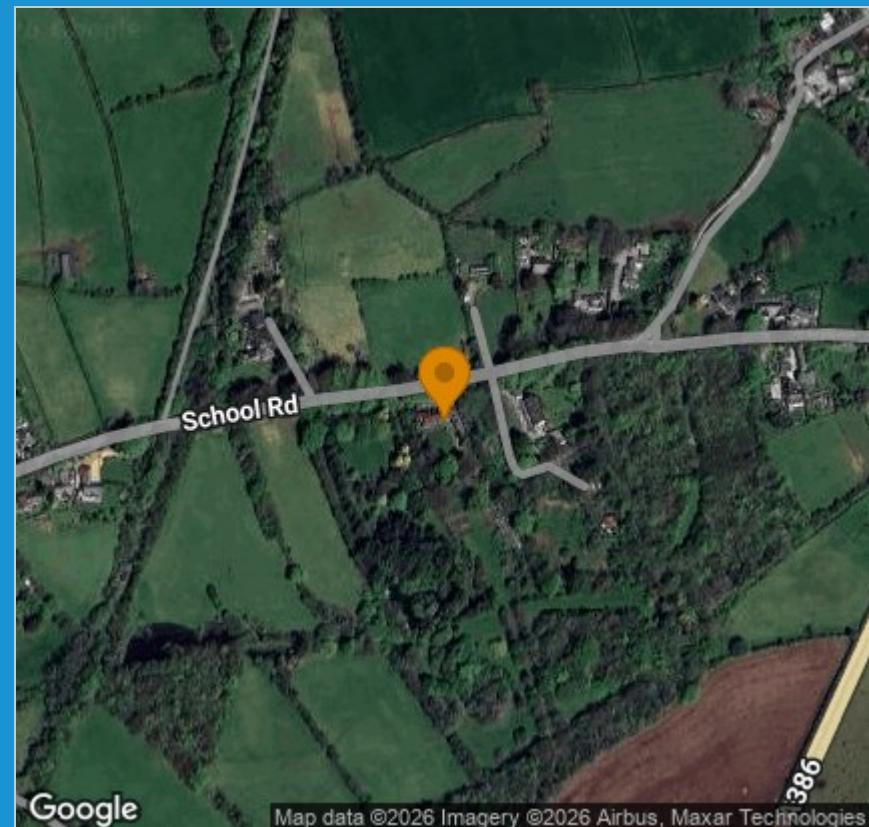
## Floor Plan



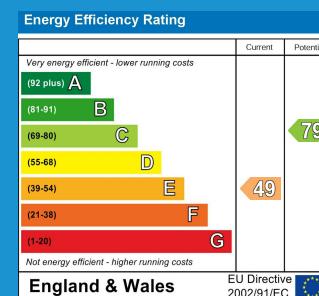
## Viewing

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.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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