



Town • Country • Coast



Lydford
Okehampton

Guide Price £575,000



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

Tenure

Freehold

Situation

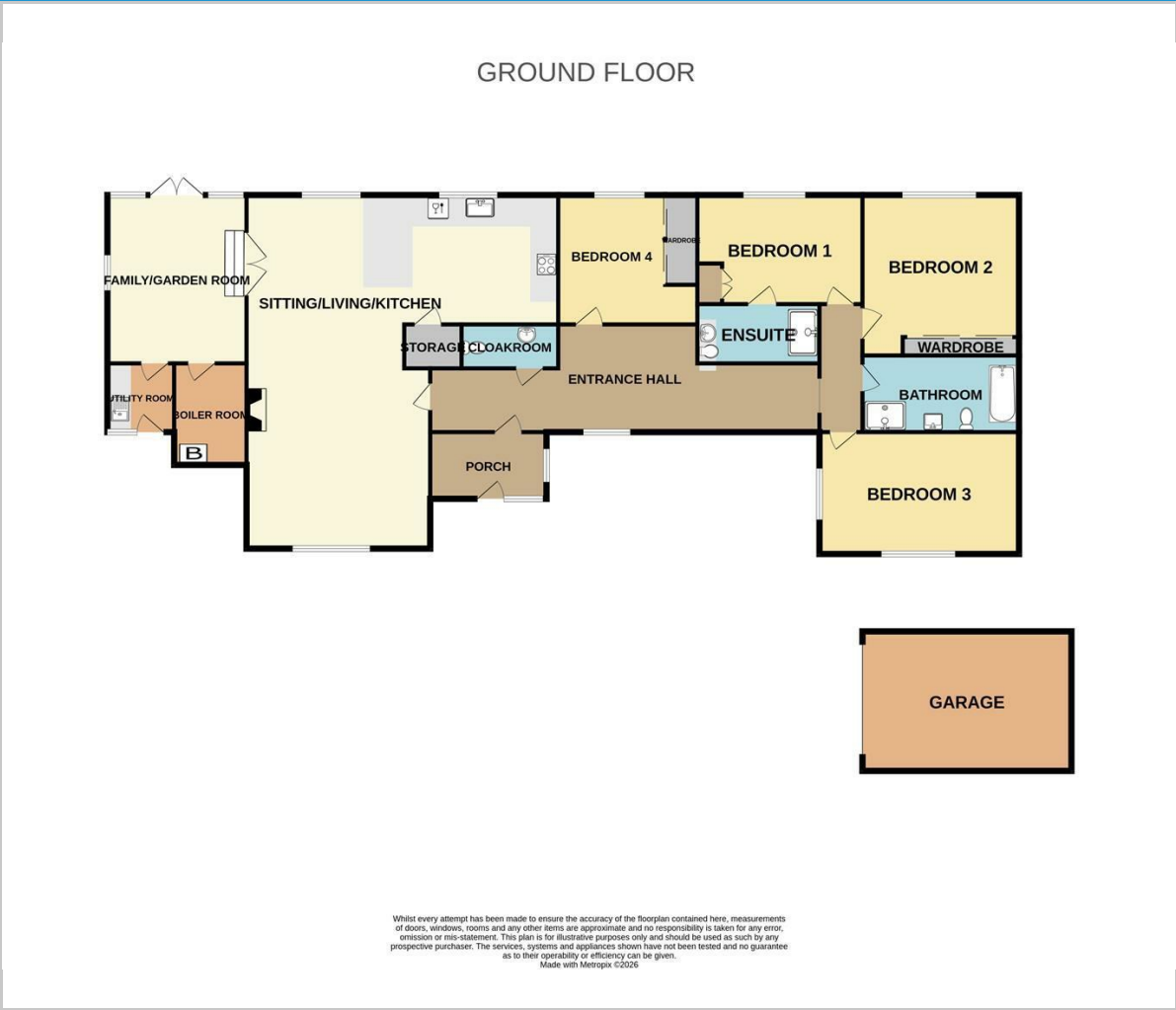
Lydford is a popular and picturesque village in the heart of Dartmoor National Park with a wealth of walks on Dartmoor or the Granite Way. There is a real sense of community with the locally owned Farm shop selling local produce, popular primary school and playing fields for the kids. The Castle Inn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



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.

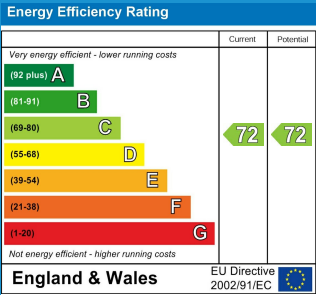
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Area Map



Energy Efficiency Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.