



Town • Country • Coast



Lydford, Okehampton

Price Guide £275,000



## Lydford, Okehampton

This absolutely stunning, two bedroom, detached barn conversion is situated on a private lane that leads you directly on to open moorland on the edge of Lydford. The open plan living area gives a modern feel to what is a period property. There is a modern kitchen that has a country feel to it and offers generous space to entertain and cook. Outside is an enclosed courtyard garden which is laid with paving slabs and gravel areas with a range of plants and shrubs providing seasonal colour. NO ONWARD CHAIN.

You enter the property via a stable door into the open planning living / kitchen area. It is a generous room with triple aspect windows providing plenty of natural light and a breakfast bar dividing the two areas. The kitchen itself has wooden work surfaces and plenty of units providing ample of storage. In the lounge, a large, modern wood burner provides a focal point and contributes to the cosy, cottage ambiance.

A step down takes you to the two bedrooms, bedroom one is a spacious double room with a window to your garden and the second is perfect for a child's room, home office or guest room that overlooks the lane. The modern shower room has a double shower, WC, basin and heated towel rail.





### Open Plan Living / Kitchen Area

25'9 x 10'9 (7.85m x 3.28m)

### Bedroom 1

15'6 x 9'11 (4.72m x 3.02m)

### Bedroom 2

8'4 x 6'9 (2.54m x 2.06m)

### Shower Room

### Tenure

Freehold

### Services

Mains Water & Electricity. Shared Private Drainage (With One Neighbour)

### EPC

39/E

### Council Tax Band

A

### Agents Note

The property cannot be utilised as a holiday let.

### 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 take the A386 towards Okehampton. After a couple of miles you will arrive at the turning for Lydford. Just after the Dartmoor Inn turn right into a small country lane, the property is found on your right hand side.



## Floor Plan



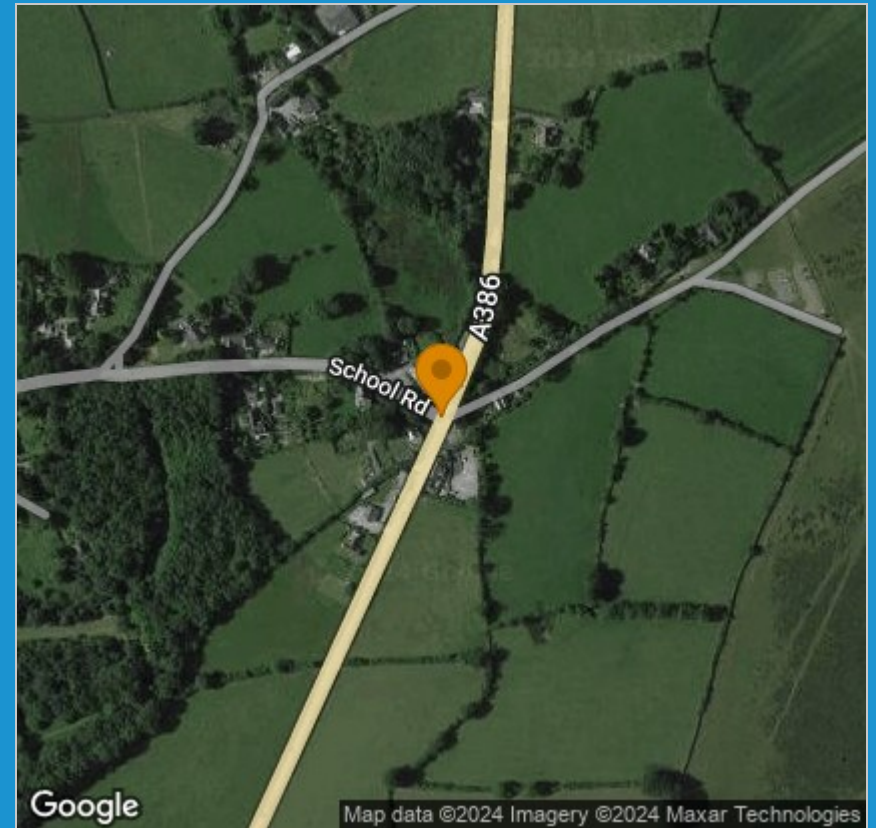
## Viewing

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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Area Map



## Energy Efficiency Graph

