



Luxmoor



Tavistock 8.5 miles Okehampton 9 miles
Exeter (via A30) 31 miles OS Landranger
Map 191: SX 511 849 For detailed
directions contact the office.

A stunning individual detached cottage with immaculate gardens and stone outbuilding.

- Beautifully Finished Home
- Extended and Re-modelled
- Classically Characterful Throughout
- 3 Bedrooms, 2 Bathrooms
- Attractive Landscaped Gardens
- Garage/Workshop/Utility Outbuilding
- Desirable Dartmoor Village

Asking Price £495,000

SITUATION

This wonderful property is situated centrally within Lydford, a medieval village of some historic note, located on the Western edge of the moor, within Dartmoor National Park and popular with those keen on exploring the region. Open moorland can be found within a mile, as can the National Trust site of Lydford Gorge on the edge of Lydford Forest. The village is served by two pubs, an Ofsted "Good"-rated Primary School and a popular farm shop. Lydford is almost equidistant between the towns of Tavistock and Okehampton which, collectively, offer a superb range of shopping, recreational and educational facilities. Furthermore, the cathedral city of Exeter lies some 35 miles to the east, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway, in addition to an international airport.

DESCRIPTION

A hugely warm and characterful home which has been tastefully finished and cleverly re-modelled to provide stylish and comfortable accommodation, complemented by some extremely pretty landscaped gardens. Features include two granite fireplaces, ledged internal doors, part-exposed stonework, exposed ceiling timbers, hardwood double glazed windows, and engineered oak flooring. Outside, a detached stone barn offers extra value as a garage, workshop, utility and storage outbuilding.

ACCOMMODATION

The accommodation is shown on our floorplan, being accessed on the ground floor through a stone porch and solid wood entrance door into the dual-aspect sitting room, which contains an imposing inglenook fireplace housing a log burning stove on a slate hearth. Beyond the sitting room, the Treyone kitchen is equipped with a range of pippy oak units and black granite

work surfaces on a travertine tiled floor, with a wooden-topped central island. The units include a double ceramic sink, integral dishwasher and 4-ring LPG hob and electric oven. The dining area features patio doors and an LPG-fired stove heater. The rear porch has doors to a cloakroom/WC and a useful storage cupboard.

The first floor landing runs the length of the property; at one end, the master bedroom is linked to a bijou dressing suite, complete with a bespoke oak dressing table incorporating a wash basin, plus a tiled shower enclosure. There are two further bedrooms, one of which currently functions as a study with an arrow-slit internal window. The attractive family bathroom is fitted with a modern white suite. A particularly individual feature of the property is the vaulted gallery space between the landing and the dining area below, which formerly housed a staircase but now appears as a contemporary glass balustrade with exposed stone wall surround, designed to allow greater natural light into the ground floor.

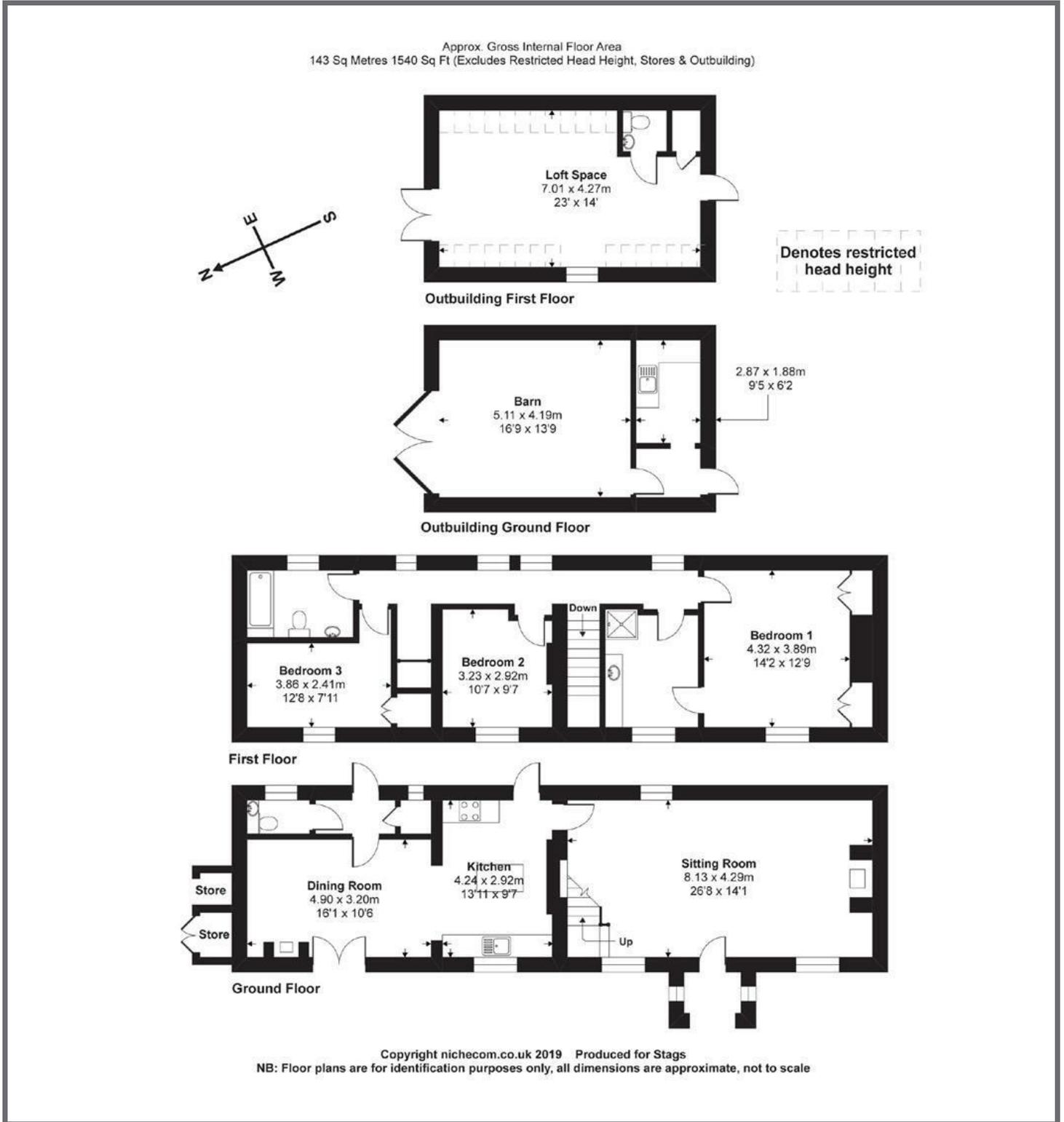
OUTSIDE

The property enjoys some immaculately kept gardens to the front and side. The lawns are bordered with colourful herbaceous beds, and interspersed with raised boxes and specimen trees, whilst a slate patio can be found outside of the dining area. The detached barn has power and light, in addition to a useful utility room ideal for laundry appliances. Steps lead around the side of the building to a spacious storage loft with WC off. There is off-road parking to the front and side of the cottage.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating. LPG for cooking and secondary heating. Please note that the Agents have neither inspected nor tested these services.





These particulars are a guide only and should not be relied upon for any purpose.

2 Market Street, Tavistock, Devon, PL19 0DA



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		77
55-68	D	49	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs
England & Wales EU Directive 2002/91/EC

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