



Moorlands, Lydford, Devon





A beautiful family home with **generous gardens** on the edge of Dartmoor. An extra 0.43 acres with a separate building/annexe which has planning consent to be converted as ancillary accommodation is available by separate negotiation. (Planning Application number 0649/06).

Summary of accommodation

Lot 1

Ground Floor: Kitchen/breakfast room | Dining room | Reception room | Snug | Games room | Utility | Study | Store | Two WCs

First Floor: Principal bedroom with en suite bath/shower room and dressing room | Two further bedrooms with Jack and Jill en suite bathroom | Three further bedrooms | Family bathroom

In all approximately 0.83 acres

Lot 2

Separate building/annexe which has planning consent to be converted as ancillary accommodation (Planning Application number 0649/06) | Gym

In all approximately 0.43 acres

Distances

Tavistock 8.3 miles, Plymouth 23.2 miles, Exeter 32.7 miles (London Paddington 2 hours 15 minutes)

(All distances and times are approximate)



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Situation

Moorlands is set just outside the popular village of Lydford on the edge of Dartmoor. The village has a sought after primary school, pub and post office. The attractive market town of Tavistock offers excellent shopping and recreational facilities including two swimming pools, gyms, five supermarkets and many other local specialist shops. Exeter and Plymouth offer a larger range of shopping and business facilities.

There is excellent schooling close by at Kelly College and the newly formed Mount Kelly Prep School. There are further good schools at Exeter.

Dartmoor National Park is renowned for both the diversity of its countryside and for the many various sporting activities such as cycling, wild swimming and recreational facilities are available within the immediate vicinity or surrounding areas.

Exeter is about 32 miles away via the A30 and Plymouth is approximately 23 miles away, which has four world class marinas and is considered to offer some of the best sailing in Europe. Both have an excellent range of supermarkets shops and business facilities which include hospitals and mainline railway stations to London Paddington or Waterloo.



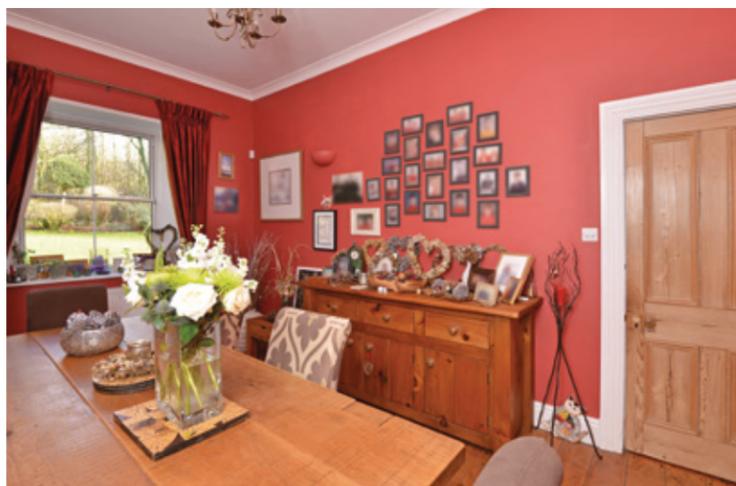
The property

Moorlands is a wonderful family home in a fabulous location within easy reach of Tavistock and the A30 on the edge of the National Park. The house has been subject to a full renovation with a generous kitchen breakfast room which is ideal for entertaining. It sits adjacent to the dining room and cosy snug with a wood burner.

The sitting room is the heart of the house with an open fire and separate games room making this a highly functional floor for any family. It is also worth noting that there is a generous utility and boot room.

There are six bedrooms in total with an excellent dual aspect principal suite and dressing room. There are also two family bathrooms on this floor one of which is a Jack and Jill.

Overall, there is excellent ceiling height throughout Moorlands and whilst the house is not listed much of the character has also been retained. There is also good Wi-Fi.



Approximate Gross Internal Floor Area

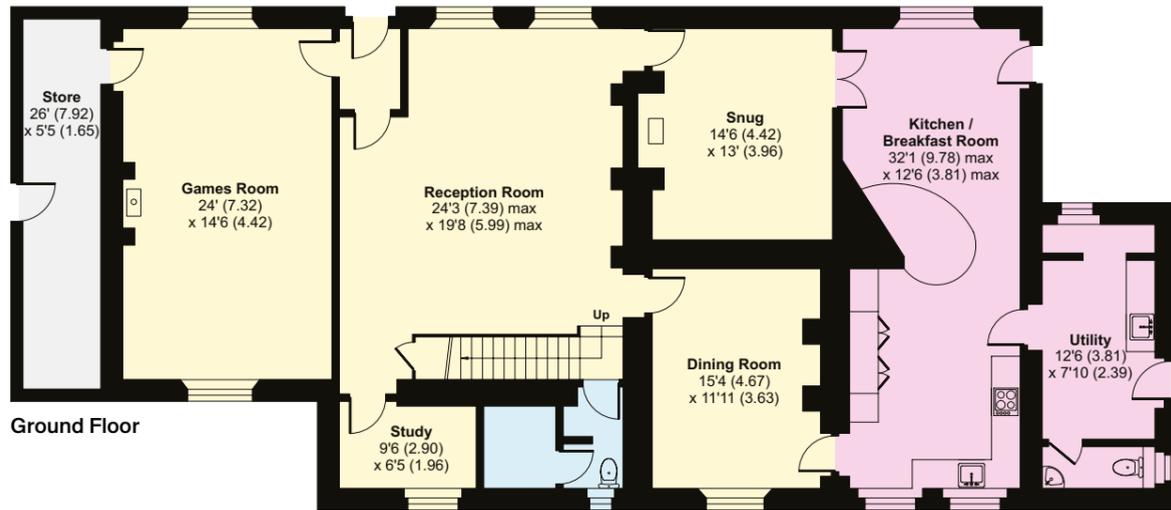
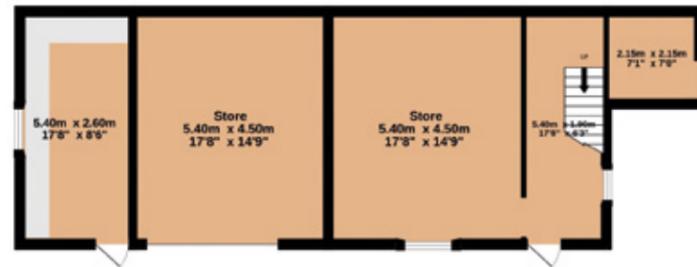
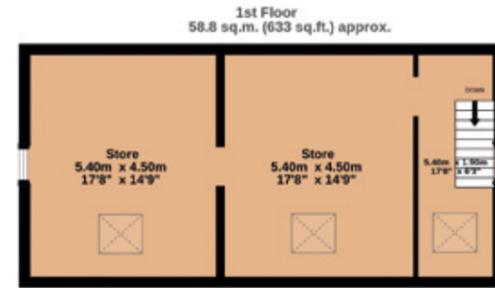
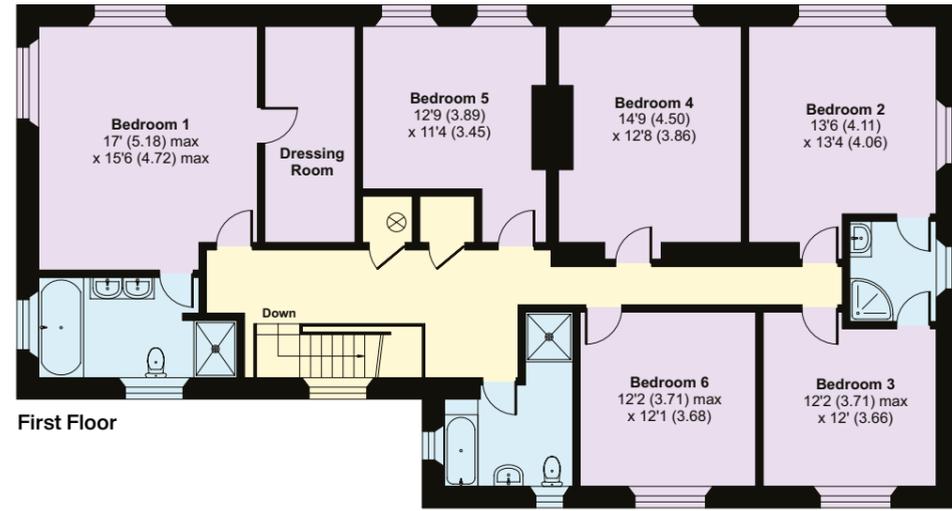
Main House: 4061 sq ft / 377 sq m

Annexe: 1467 sq ft / 136.3 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Annexe



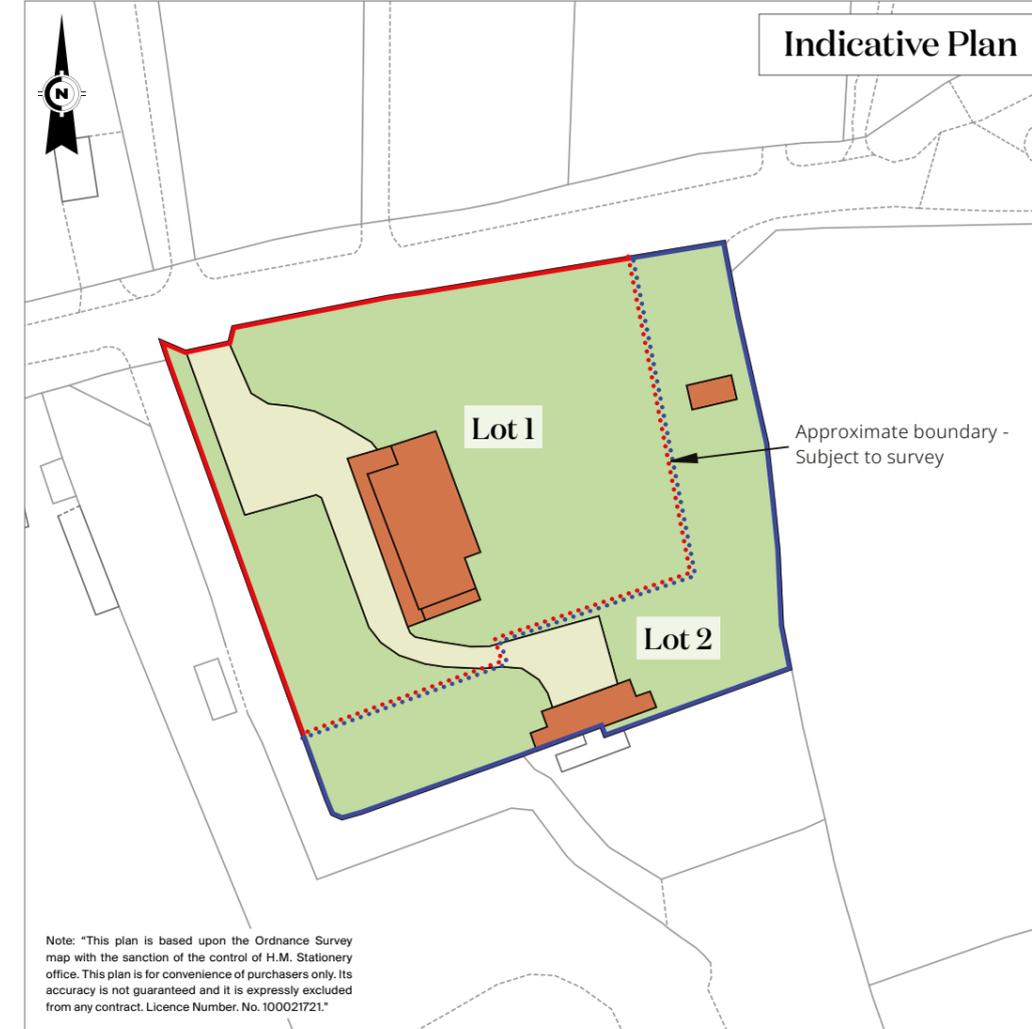


Gardens and grounds

Outside the house is accessed via electric gates and there is plenty of parking on arrival. There are many mature trees and shrubs and the property is surrounded by woodland. There is also a separate boiler room and further greenhouses.

Lot 2

A separate building/annexe which has planning consent to be converted as ancillary accommodation (Planning Application number O649/O6), set in around 0.43 acres.



Services

Mains water and electricity. Private drainage. Oil fired central heating.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111.

Directions EX20 4AU (For Sat Nav)

From the A30 take the A386 towards Lydford for about 4.3 miles. Take the turning right towards Lydford Village and School Road. Moorlands is on the left-hand side.

Property information

Tenure: Freehold

Local Authority: Dartmoor National Park Authority. Parke, Bovey Tracey, Devon, TQ13 9JQ Tel: 01626 832093.

Council Tax: Band G

EPC Rating: E

Guide price: Lot 1 - £1,150,000

Guide price: Lot 2 - £350,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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