



mansbridgebalment

LYDFORD

£172,950



## Lot Cottage, Lydford EX20 4AW

### SITUATION AND DESCRIPTION

Situated in the heart of the highly sought after village of Lydford, which lies on the western fringes of the Dartmoor National Park.

The ancient village of Lydford provides a full range of facilities including two inns, an active church and primary school. The market town of Tavistock is 8 miles away with ample shopping, educational and recreational facilities. There is a regular bus service to and from the city of Plymouth which is 25 miles distant with its fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

A charming detached stone built cottage of lime mortared stone walls beneath a pitched slate roof, believed to have been a former shippon, which was sympathetically restored and rebuilt approximately eleven years ago to a particularly high standard, combining modern and traditional techniques to create a unique and stylish home which is full of warmth and character. The reversed accommodation is arranged over two floors and comprises a large open plan sitting/dining room/kitchen with vaulted ceiling to the first floor and a large double bedroom suite with ample storage and a modern wet room to the ground floor.

Outside, to the front, there is a cobbled forecourt which provides off-road parking, whilst a turning stairwell of granite steps leads to a fully enclosed and sheltered paved courtyard garden along the side and rear of the cottage. In our opinion, Lot Cottage will make a perfect second home, moorland bolthole or holiday letting property to provide useful income.

The property is offered for sale with the benefit of no onward chain.

### ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Approached via the granite steps to the right hand side of the cottage which lead in turn to:

#### **ENTRANCE DOOR**

Opaque glazed with an entrance door to:

#### **SITTING/DINING ROOM**

16' 6" x 13' 5" (5.03m x 4.09m)

Open plan sitting/dining room with kitchenette, kept warm and cosy by a log burning stove set on a raised slate hearth with a matching backplate; exposed beam; solid oak floorboarding with mat well; fitted cupboard with oak door concealing the electric consumer box and meter; ample space for dining table and chairs; electric storage heater; window to front; conservation rooflight to rear. Turning stairs down to ground floor. Open plan access to:





### **KITCHENETTE**

7' 4" x 5' 9" (2.24m x 1.75m)

Fitted with a range of base storage units with Shaker-style frontages and square edged granite worksurfaces over, incorporating an inset stainless steel sink unit with chrome pillar tap and grooved drainer; electric single oven; four ring electric hob; space for fridge; plumbing for automatic washing machine; fitted storage shelving and mug hooks; the same oak floor; spotlighting; conservation rooflight to rear.

### **GROUND FLOOR:**

#### **BEDROOM SUITE**

14' x 13' 3" narrowing to 11' 3" (4.27m x 4.04m narrowing to 3.43m)

Heavily beamed ceiling; practical tiled floor; useful understairs storage cupboard; separate lockable full height cupboard; fitted double wardrobe with hanging rail and shelf; window to front. Door to:

#### **ENSUITE**

A luxuriously fitted fully tiled wet room with white suite comprising low flush WC with concealed cistern, wash handbasin with chrome pillar tap, walk-in shower cubicle with mains shower over and glass screen; chrome heated towel rail; heated mirror with light and shaver point; spotlighting; extractor fan.

#### **OUTSIDE:**

To the front of the cottage, a cobbled forecourt provides ample off-road parking for one vehicle, although further on-street and public parking is readily available nearby. Granite steps and a wrought iron gate lead from the forecourt to the side and rear of the cottage where there is an attractive private and sheltered walled courtyard garden, complete with a covered seating area, perfect for outdoor eating and barbecues. There is a lockable wooden garden store and an outside tap is provided.



#### **SERVICES**

Mains electricity, mains water and mains drainage. Heating is provided by the log burning stove in the sitting room, a programmable electric storage heater on the first floor, electric underfloor heating in the bedroom and electric underfloor heating in the wet room.

#### **OUTGOINGS**

We understand this property is in band 'A' for Council Tax purposes.

#### **VIEWING**

By appointment with MANSBRIDGE BALMENT on 01822 612345.

#### **DIRECTIONS**

Leave Tavistock's Bedford Square via Abbey Bridge, turning left at the roundabout into Dolvin Road and the A386. Proceed out of Tavistock heading north towards Okehampton. After approximately four miles, pass through the village of Mary Tavy and continue over Blackdown. After approximately eight miles, turn left opposite the Dartmoor Inn Public House towards the village of Lydford. Pass Lydford Primary School on the left hand side, the war memorial on the right hand side, after which the property will be found after a short distance on the right hand side.

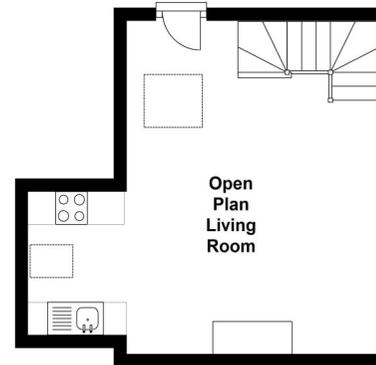


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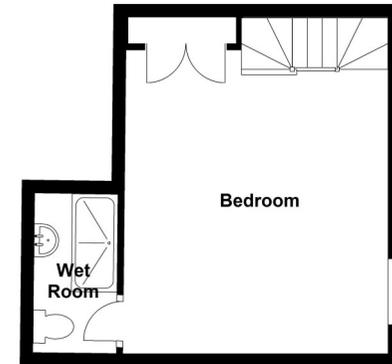
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## First Floor



## Ground Floor



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\* PL19, PL20, EX20