



mansbridgebalment

LYDFORD

Guide £750,000



LARRICK HOUSE

Lydford EX20 4BJ

*Substantial Edwardian country house
in a rural but not isolated position on the edge of Dartmoor*

Five Bedrooms - Master Ensuite

Self-Contained Annexe

Three Reception Rooms & Conservatory

Grounds of Approx Three Acres,
Including Gardens, Paddock & Woodland

Driveway, Parking & Garage

Super Views

Guide £750,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

mansbridgebalment.co.uk





SITUATION

A substantial country house with annexe occupying its own extensive grounds and gardens, located in a rural, but not isolated, position on the edge of the Dartmoor National Park close to the popular village of Lydford and within easy reach of the popular market towns of Tavistock and Okehampton. In addition, the A30 dual carriageway provides a quick link into Cornwall or to Exeter to connect to the M5 motorway and fast inter City rail links to London, Bristol and the North. The city of Plymouth is 25 miles south with ferry services to Roscoff, Brittany and Santander, Northern Spain. Exeter and Newquay airports are less than 1 hour away and provide flights to London, UK provincial airports and international destinations.

The ancient Stannary village of Lydford provides a full range of facilities including two inns, an active church, farm shop and primary school. The market towns of Tavistock (8 miles away) and Okehampton (10 miles away) both have ample shopping, educational and recreational facilities. There is a regular bus service to and from both Tavistock and Okehampton.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival.

Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains several banks and supermarkets as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, a covered heated swimming pool. Most sports are available including 18 hole golf course, squash courts, indoor rifle range and thriving rugby and soccer clubs.

DESCRIPTION

A large Edwardian country house standing in its own extensive grounds and gardens totalling approximately three acres. The house affords spacious and comfortable family sized living accommodation arranged over two floors with the principal rooms taking full advantage of the super views over the garden towards Lydford Gorge. A self-contained one bedroom annexe is located at the rear of the building and would be suitable for a dependant relative, independent teenager, a holiday let or could be incorporated into the main house, as required.

The property retains many attractive period features, including decorative plasterwork, period fireplaces and traditional joinery, including an impressive staircase with beautifully carved newel post and sweeping handrail. The cord sash windows have been adapted to accommodate sealed unit double glazing and the property is warmed by a highly efficient bio-mass boiler which can use seasoned logs or pellets and solar energy is harnessed by two large roof-mounted panels which heat the domestic water. For a house of this size and age, it is particularly energy efficient which is reflected in its Band D energy performance rating.

The property stands at the end of a private road which serves just three other properties. The grounds and gardens are a particularly attractive feature, extending to approximately three acres and including well tended formal gardens, a separate paddock suitable for livestock or possibly one small pony, and an area of protected woodland sloping away towards Lydford Gorge. From both the house and garden, there are some super views extending along the Gorge and beyond. A private gravelled driveway provides ample parking and turning for several vehicles and there is a single garage at the rear.





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:

CONSERVATORY

15' 6" x 12' 3" (4.72m x 3.73m)

Overlooking the garden and constructed of uPVC panels on a solid masonry base with a heat reflecting glass roof; opening fanlights; practical tiled floor; ceiling light and fan. Half glazed timber entrance door with matching side panels and fanlight to:

RECEPTION HALL

Plaster cornice; ornate plaster ceiling rose; picture rail; turning stairs to first floor with carved newel post and sweeping handrail; ample coat hanging; radiator. Doors to:

DINING ROOM

16' 2" x 14' (4.93m x 4.27m)

Open fire in painted surround with decorative tiled insert and tiled hearth; plaster cornice; ornate plaster ceiling rose; oak flooring; two radiators; window to side; French doors with side windows and fanlight above to outside and the terrace.

SITTING ROOM

21' 2" into bay x 14' (6.45m into bay x 4.27m)

Woodburning stove in painted surround with polished granite insert and matching hearth; decorative plaster cornice; ornate plaster ceiling rose; radiator; bay window overlooking the garden. Double half glazed doors to:

STUDY

17' 6" x 7' (5.33m x 2.13m)

Decorative cast iron fireplace with dog grate; coved and textured ceiling; radiator; dual aspect windows to front and side.

KITCHEN/BREAKFAST ROOM

12' 9" x 12' (3.89m x 3.66m)

Refitted with a modern range of wall and base units with cream Shaker-style frontages and square edge moulded composite quartz surfaces over with a matching upstand, incorporating a large stainless steel sink unit with matching drainer and mixer tap over; 110cm range cooker with five (LPG) gas burners, electric warming plate, two ovens and grill with a pan drawer below; built-in combination oven/microwave; built-in steam oven; warming drawer; integral dishwasher; space for American-style fridge/freezer; large pull-out larder cupboard; generous decorative ceramic wall tiling; space for breakfast table and chairs; spotlighting; engineered oak flooring; window to rear. Doorway to:

LOBBY

6' 5" x 4' (1.96m x 1.22m)

Fitted cupboard housing the electric consumer box; wall shelving; useful understairs storage cupboard; engineered oak floor. Half glazed timber door to:

PORCH

13' 9" x 4' 3" (4.19m x 1.3m)

Of uPVC construction with a Corotherm roof on a masonry base with opening fanlights and door to outside. The washing machine and tumble dryer are sited here. Internal door to:



BOILER ROOM

12' 5" x 6' 10" (3.78m x 2.08m)

Housing the bio-mass boiler and thermal heat storage tank.

THE ANNEXE:

The annexe is accessed via an internal door from the reception hall and also has its own independent access via an external door at the side of the house.

HALL

Radiator; opaque glazed door to outside. Doors to:

SITTING ROOM

13' 8" x 12' 10" (4.17m x 3.91m)

Real flame effect (LPG) remote controlled gas stove in brick and tiled fire surround with tiled hearth; shelved storage cupboard; radiator; two windows to side.

KITCHEN/BREAKFAST ROOM

13' 4" x 9' 4" narrowing to 6' 2" (4.06m x 2.84m narrowing to 1.88m)

Fitted with a range of wall and base units with oak frontages and roll edge worksurfaces over, incorporating a stainless steel one and a half bowl single drainer sink unit with mixer tap over; ceramic wall tiling; single oven; four ring gas hob with extractor canopy over; space for fridge/freezer; radiator; breakfast bar; window to rear.

BEDROOM

19' x 12' 4" narrowing to 6' 1" (5.79m x 3.76m narrowing to 1.85m)

A light and airy room; radiator; dual aspect windows to side and rear.

BATHROOM

Fully tiled with a white suite comprising panelled bath with mixer taps and shower handset, pedestal wash handbasin; heated towel rail; extractor fan; opaque window to side.

SEPARATE WC

Fully tiled with a low flush WC; opaque window to rear.

AGENT'S NOTE

In our opinion, the annexe provides a high degree of versatility and could be suitable for a dependent relative, an independent teenager, housekeeper, or to provide a useful rental income. Alternatively, the annexe could easily be incorporated into the main accommodation.



FIRST FLOOR:

HALF LANDING

Large storage cupboard with hanging rail and shelving; access to roof space; window to rear. Doors to:

BEDROOM FIVE

13' 3" x 8' (4.04m x 2.44m)

Fitted storage cupboard; dual aspect windows to side and rear.

SHOWER ROOM

Fully tiled with a white suite comprising vanity wash handbasin with storage cupboard under, low flush WC, corner shower cubicle with mains shower over; chrome heated towel rail; extractor fan; opaque window to side.

MAIN LANDING

Picture rail. Doors to:

BEDROOM ONE

18' x 13' 2" narrowing to 5' 8" (5.49m x 4.01m narrowing to 1.73m)

Part-panelled walls to dado height; radiator; window to front with views. Door to:

ENSUITE

Fully tiled with a white suite comprising panelled P-bath with mixer tap and shower handset with curved shower screen, pedestal wash handbasin, low flush WC; chrome heated towel rail; extractor fan; dimmable spotlighting; tiled floor.

BEDROOM TWO

14' 10" x 13' 9" (4.52m x 4.19m)

Vanity wash handbasin with storage cupboard under and illuminated mirror above; partly panelled walls to dado height; radiator; dual aspect windows to front and side with views.

BEDROOM THREE

12' 2" x 10' (3.71m x 3.05m)

Vanity wash handbasin with storage cupboard under; radiator; window to side.

BEDROOM FOUR

14' x 12' 1" (4.27m x 3.68m)

Built-in airing cupboard with mirror-fronted sliding doors housing a hot water cylinder with slatted linen shelving; vanity wash handbasin with storage cupboard under; radiator; window to rear.

FAMILY BATHROOM

Fully tiled with a white suite comprising panelled spa bath with mains shower over and curved shower screen, close coupled WC with concealed cistern, vanity wash handbasin with storage cupboard under and illuminated mirror/cabinet above; chrome heated towel rail; access to roof space; spotlighting; extractor fan; tiled floor with electric underfloor heating; window to side.



OUTSIDE:

The property is approached from the road via a private drive which is shared with just three neighbouring properties. A five bar gate yields to a gravelled driveway providing ample parking for several vehicles. Below and to the side, lie the formal gardens which are mostly laid to lawn interspersed with well stocked flowerbeds, mature plants, specimen trees and shrubs providing an array of seasonal colour. On the lowest terrace, there is a recently relined pond attracting local wildlife and fed and kept clean by a slow flowing leat. From here, an area of woodland drops sharply away into Lydford Gorge. (Now owned by the National Trust and open to the public, Lydford Gorge is designated a SSSI (Site of Special Scientific Interest) and draws visitors from all over the world who come to see the famous White Lady Falls.)

A large covered terrace (accessed from the French doors in the dining room) overlooks the garden, enjoys a sunny, southerly aspect and affords lovely views along the Lydford Gorge and beyond.

Within the garden there is a productive vegetable plot with four raised beds, a soft fruits bed and an aluminium framed greenhouse.

Adjacent to the garden is the:

PADDOCK

With separate gated access, curtailed by post and rail fencing with a large timber-built logstore in one corner.

The paddock is gently sloping and appears to be well draining and would be suitable for livestock or possibly as a holding paddock for one small pony.

To the rear of the house, there is a small lawn, a sheltered terrace with a raised bed herb garden and borders.

OUTBUILDINGS:

GARAGE

22' x 11' (6.71m x 3.35m)

An attached, larger than average single garage with electrically operated remote-controlled roller door; power and light supply; window to side; courtesy door to outside.

THE WELL HOUSE

The old well, which would have provided water to the house, can still be accessed but this building is now put to good use as a tool store.

SERVICES

Mains electricity, mains water, private drainage (via septic tank), LPG gas supply for the range cooker and the stove in the annexe, the bulk tank is located in the garden.

BIO-MASS BOILER

Because mains gas is not available in Lydford and to avoid the rising cost of heating oil and LPG, our clients have installed a highly efficient bio-mass boiler which can be fuelled by seasoned logs or wood pellets, as preferred. The powerful boiler serves the central heating system and domestic hot water in an energy efficient, carbon neutral way. In addition, two large solar panels have been installed, also providing domestic hot water. Combined with sealed unit double glazing and judicious use of insulation, this large house is surprisingly efficient and affordable to run.

OUTGOINGS

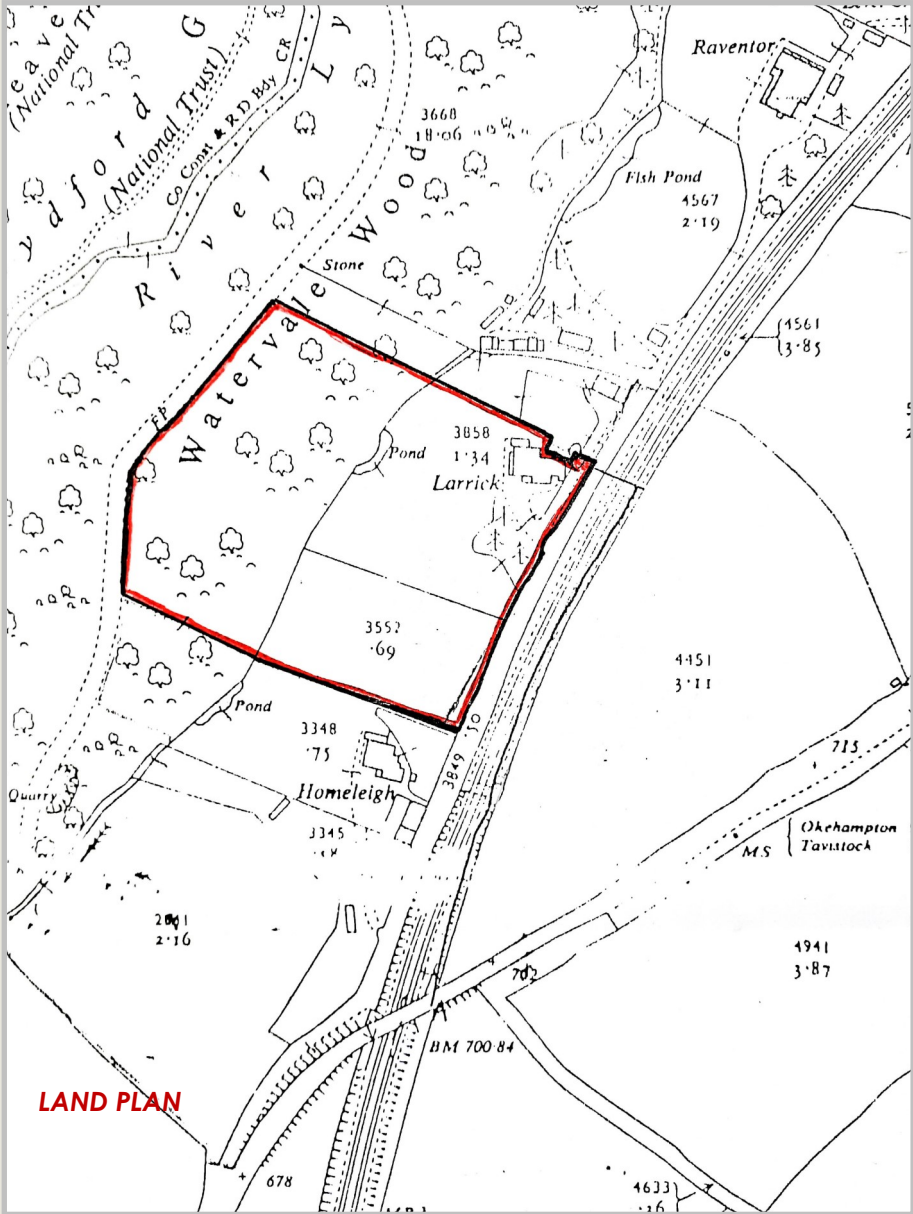
We understand this property is in band 'G' for Council Tax purposes.

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock's Bedford Square via the Brentor road (between the Banks) and proceed towards Lydford. After approximately six miles, pass the National Trust Lydford Gorge car park on the left hand side and continue straight ahead, over a former railway bridge. Continue up the hill and around the bend. After a short distance, take the private road on the left hand side (marked by our 'For Sale' board). Proceed almost to the end of this road where the entrance to the property will be found on the left.





BETTER *COVERAGE*, WIDER *CHOICE*
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY
Tel: 01822 612345
E: tavistock@mansbridgebalment.co.uk



TAVISTOCK · YELVERTON · BERE PENINSULA
OKEHAMPTON · LONDON MAYFAIR

*** PL19, PL20, EX20**

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.