



mansbridgebalment

LYDFORD

Guide £295,000



West Pulborough Barn, Lydford EX20 4AW

SITUATION AND DESCRIPTION

A two bedroom semi-detached barn conversion, full of warmth and character, with South facing garden, parking and super views, nestling in the heart of the popular moorland village of Lydford within the Dartmoor National Park.

The ancient village of Lydford provides a full range of facilities including two inns, an active church, primary school and farm shop. 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.

Set within an attractive cobbled courtyard, this semi-detached barn conversion affords spacious and comfortable accommodation arranged over two floors, is full of period character and has a warm and welcoming feel. The property is warmed by oil fired central heating, the kitchen has recently been refitted and some new double glazed windows installed.

There is a South facing garden, off street private parking and super rural views.

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:

ENTRANCE DOOR

Solid timber entrance door with stained glass insert.

ENTRANCE HALL

8' 4" x 6' 2" (2.54m x 1.88m)

Radiator. Doors to:

UTILITY

9' 6" x 6' 4" (2.9m x 1.93m)

Coloured suite comprising pedestal wash handbasin, low flush WC; plumbing for automatic washing machine; space for additional white goods; fitted cloaks cupboard with hanging rail and shelf; access to roof space (fitted flooring and lighting); window to front.

SITTING ROOM

22' 4" x 15' 10" (6.81m x 4.83m)

A large open room which is kept warm and cosy by the woodburning stove set in a cut stone fireplace with timber mantel and stone hearth; heavily beamed ceiling; multiple wall light points; turning stairs to first floor; useful understairs storage cupboard; two radiators; full length window and additional side window to front; two arrow slit windows to side. Steps and door to:

KITCHEN/BREAKFAST ROOM

14' 4" x 12' 4" (4.37m x 3.76m)

Recently refitted with a modern range of base storage units with Shaker style frontages and roll edge worksurfaces over, incorporating a single drainer sink unit with mixer tap over; generous decorative ceramic wall tiling; space and provision for electric cooker with stainless steel extractor canopy over; plumbing for dishwasher; space for tall fridge/freezer; space for freestanding furniture, such as a dresser; spotlighting; radiator; practical tiled floor; access to roof space; window overlooking the rear garden; half glazed PVCu door to outside and garden. Door to:





STUDY

12' 3" x 7' 1" (3.73m x 2.16m)

A versatile room with radiator; window to side.

FIRST FLOOR:

LANDING

Built-in airing cupboard housing the hot water cylinder; exposed beam; Velux window to rear. Doors to:

BEDROOM ONE

12' 4" x 11' 6" (3.76m x 3.51m)

Radiator; window to side.

BEDROOM TWO

10' 10" x 9' 6" (3.3m x 2.9m)

Access to roof space; built-in double wardrobe with hanging rail and shelf and separate storage cupboard above; radiator; window to front.

BATHROOM

Fitted with a white suite comprising panelled bath with Heatstore Aqua Plus electric shower over, glass shower screen, pedestal wash handbasin, low flush WC; radiator; wall mounted convector heater; Velux window to rear.

OUTSIDE:

The property is approached from the front via a cobbled courtyard (shared with the neighbouring properties). The property is shielded from the roadside by a substantial stone wall adjacent to which there are raised flowerbeds. There is a covered woodstore and the oil tank is sited here. Access to:

BOILER ROOM

9' narrowing to 6' 2" x 6' 3" (2.74m narrowing to 1.88m x 1.91m)

Trianco Eurostar oil fired floorstanding boiler; wall mounted storage cupboards; ample space for tumble dryer and additional white goods, as required.

The garden to the rear of the barn is a particularly attractive feature and has been landscaped to include a level lawn, circular paved seating area which is perfect for outdoor eating and entertaining, well stocked raised beds providing an array of seasonal colour and small ornamental pond. There is a lockable wooden toolstore and an outside tap is provided.

The garden has a sunny aspect, is South facing and there are pleasant views towards Dartmoor.

A gate in the fence provides access to the:

PARKING AREA

Gravelled off-road parking area accessed by Silver Street.

SERVICES

Mains electricity, mains water and mains drainage. Oil fired central heating.

OUTGOINGS

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

VIEWING

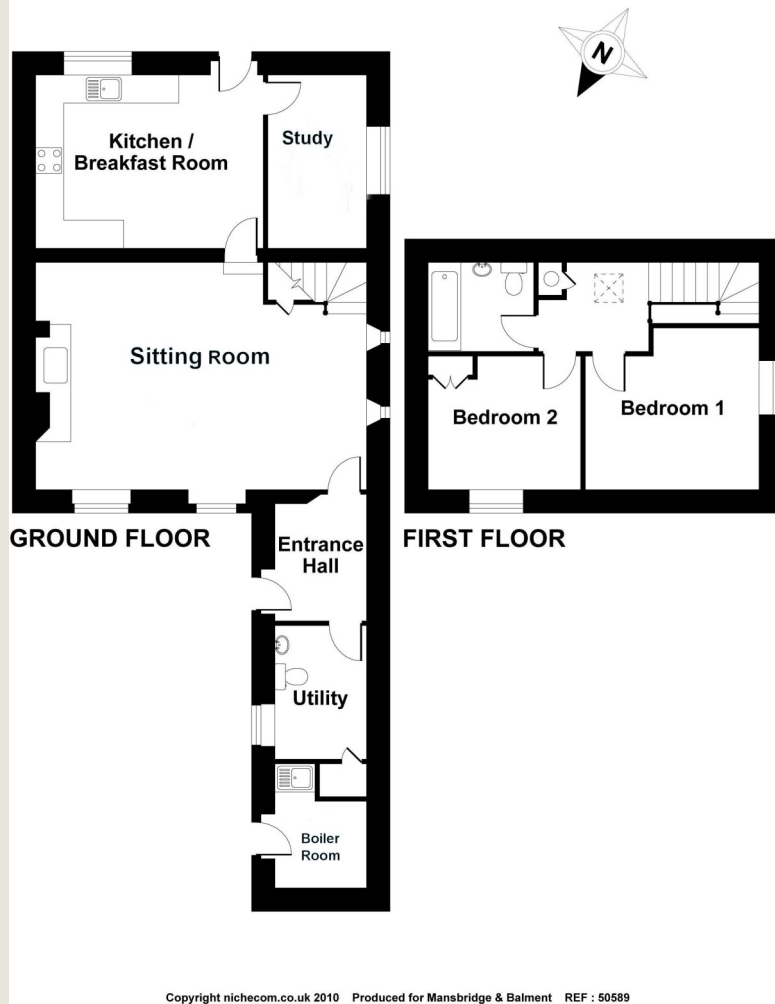
By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock's Bedford Square via Drake Road (between the Banks) and continue out of town towards Brenor and Lydford. Continue on this road for approximately eight miles. Upon entering the village of Lydford, pass Lydford Castle on the left hand side. Continue for a short distance and the cottage will be found shortly thereafter, on the right hand side.



APPROX. GROSS INTERNAL FLOOR AREA 1257 SQFT / 116.8 SQM



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