



Great Nodden



SITUATION

This appealing bungalow is located outside of the village of Lydford, which is a very popular mediaeval village on the western edge of Dartmoor National Park. The bungalow is within 350 yards of open moorland, thereby providing extensive opportunities for those interested in walking, cycling or exploring.

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

This substantial detached bungalow is situated in an enviable position surrounded by extensive grounds and thereby representing something of a gardener's paradise. Built, we understand, in the late 1960s and later extended, the property is believed to be partially of non-standard construction, although offers great potential for further remodelling or enlargement. In addition to its beautiful stream-bordered gardens, the bungalow is accompanied by a detached workshop/studio outbuilding suitable for a variety of uses. This is a very rare proposition, which should appeal to lovers of the outdoors as well as those keen on gardening or whose priorities include space, peace and quiet.

ACCOMMODATION

The bungalow is accessed into the entrance hallway, off of which are the sitting room, kitchen, bathroom and bedrooms. The sitting room, which would also lend itself to use as a study or hobbies room, enjoys an open outlook across the property's front garden. The kitchen overlooks the rear garden and has units to three walls, including an integrated double oven and 4-ring hob. Beyond the kitchen is a side porch/utility room which has spaces and plumbing for laundry appliances. Along the hallway are three bedrooms, two of which face the front aspect and the third facing the rear which has most recently been used as a dining room. Also off the hall is the family bathroom. At the end of the hall is a study room with a range of fitted cupboards, which in turn leads on to the lounge. A good sized room which has lots of natural light, the lounge benefits from a dual aspect and overlooks the garden at the rear of the bungalow. To one side of the lounge is the triple-aspect conservatory

which enjoys a good degree of privacy and also overlooks the garden. Finally, across the lounge is the master bedroom and adjoining en-suite bathroom.

OUTSIDE

The bungalow is surrounded by its gardens on all sides. The front of the property is planted to lawn which eventually slopes down towards the stream. There are steps leading down to the water's edge, where there is a small timber summerhouse. Undoubtedly one of the property's highlights, this quite beautiful setting is surrounded by trees, a natural haven for wildlife and perfect for those who enjoy spending time outdoors. Around the side of the property is a further garden with two greenhouses, a vegetable plot, a shed and a covered storage area. At the rear is a good size lawn again sheltered and protected by the trees lining the boundary. At the top of the garden is a shed, and chicken run. Located within the rear garden, the workshop/studio has power and lighting and there are double doors to the front. Built solidly of brick and timber, it would make a wonderful home office or other ancillary space. Over the ground floor is a substantial storage loft.

SERVICES

Mains electricity and water are connected, private drainage via septic tank, oil fired central heating. Please note that the agents have neither inspected nor tested these services.

AGENTS' NOTES

Viewers are advised that the property is partly of non-standard, "Woolaway" concrete panel construction. Those requiring a mortgage should take advice in this respect before proceeding further. Interested parties should also be aware that the former Tavistock to Okehampton railway embankment (currently disused) runs along the property's eastern boundary.

Open Moorland 350 yards • Lydford Village 1.2 miles • Tavistock Town Centre 8.5 miles • Exeter 31 miles • OS Landranger Map 201: SX 502 831 • For detailed directions contact the office.

A sizeable detached 4 bedroom bungalow in idyllic surroundings, including stream-bordered gardens of 0.78 acres and a versatile building.

- Four Bedroom Detached Bungalow
- Non-standard "Woolaway" Construction
- Two Receptions and Conservatory
- Off-Road Parking and Carport
- Beautiful Gardens On All Sides
- Perfect For Enthusiastic Gardeners
- Stream Frontage
- Versatile Detached Outbuilding
- Close to Open Moorland
- 0.78 Acres

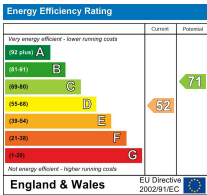
Offers In Excess Of
£500,000





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

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