



Holmeleigh Coach House







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Lydford, Devon, EX20 4BJ

Open Moorland 0.3 miles • Lydford Village 1.2 miles • Tavistock 7 miles • A30 Access at Sourton 7 miles • Okehampton 10.5 miles • Plymouth 22 miles • Exeter 34 miles

Close to the sought-after, unspoilt Dartmoor village of Lydford, a characterful and well-presented smallholding benefiting from a new roof and exterior redecorated, comprising a 3-bedroom coach house, west-facing gardens, paddocks and stabling, 3.93 acres in all.

- Appealing Smallholding of 3.93 Acres
- Bright and Very Well-presented
- Paddocks and Good-quality Stable Block
- Close to the Desirable Village of Lydford
- Freehold
- Character 3-bedroom Coach House
- Pretty South and West-facing Gardens
- Moorland Outriding Within 1/3rd Mile
- Peaceful and Private Location
- Council Tax Band: C

Guide Price £690,000

Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | tavistock@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

This superb, characterful home is located in a wonderfully picturesque, peaceful and private location close to the sought-after Dartmoor village of Lydford. The beautiful scenery of Lydford Forest, the Lyd Valley and the Granite Trail cycleway are all nearby, and there is access to open moorland within 1/3rd of a mile.

Lydford is a very desirable, unspoilt historic village centered around a medieval castle which was passed to the care of English Heritage in 1932. The village is served by two pubs, an Ofsted "Good"-rated Primary School, a village hall and a popular farm shop, and also boasts the delightful Lydford Gorge, a National Trust property with its famous waterfall, and the nearby Granite Trail cycleway. Lydford is almost equidistant between the towns of Tavistock and Okehampton which, collectively, offer a superb range of shopping, recreational and educational facilities, including Tavistock's sought-after independent school, Mount Kelly. Furthermore, access to the A30 is found 5 miles to the north, with the cathedral city of Exeter some 32.5 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 hugely appealing smallholding, sitting amongst the foothills of Dartmoor National Park, has been in our client's ownership for over 30 years, during which time it has seen considerable improvement and overhaul, resulting in a very well-rounded home offering character, comfort and quality in equal measure. This 3-bedroom dwelling - a converted coach house - features remarkably high ceilings and has an abundance of natural light, with many of the rooms having a double or triple aspect. Character touches include the traditional farmhouse-style kitchen, bespoke joinery and ledged timber doors, whilst there is plenty of modern comfort and conveniences, including the contemporary bathroom and en-suite fixtures, uPVC double-glazed windows throughout, and low running costs. The barn is complemented externally by some pretty gardens and just under 4 acres of land, accompanied by a good-quality stable block, making the site ideal for equestrian use, particularly with direct outriding to Dartmoor available just 1/3rd of a mile away, and those looking to establish a smallholding-type lifestyle or keep other domestic livestock.

ACCOMMODATION

The property is accessed through a canopied entrance into a dining hall, and there is a separate side access directly into the kitchen. The kitchen is equipped with a good range of bespoke timber units with timber and granite worktops, incorporating a ceramic sink which overlooks the property's paddocks to the front. There is a plumbed space for an appliance, space for an upright fridge-freezer and a Rangemaster electric cooker with a multifunction 5-ring hob with oven and grill beneath.





The dining room is centred around a stone fireplace with a log-burning stove, and stairs lead up to the first floor with a useful under-stairs cupboard beneath. The sitting room is triple-aspect, with a pleasant outlook over the fields and rear garden. Finally, on the ground floor, there is a cloakroom with a built-in storage cupboard. On the first floor there are three bedrooms, of which two are doubles, and the master, in particular, is a very good-sized, triple-aspect room with a vaulted ceiling, served by a tasteful contemporary, fully tiled en-suite shower room. The standalone family bathroom was upgraded two years ago and is stylish in design, with a Bristan rain-style shower head and separate attachment over the bath, plus an enclosed-cistern WC, vanity washbasin and touch-sensitive mirror. Finally, the airing cupboard houses the pressurised hot water cylinder, which was also upgraded a couple of years ago.

OUTSIDE

The house is approached over a gravelled driveway providing parking for two vehicles. A pathway then leads to the front door, flanked by well-kept lawns interspersed with mature shrubbery, where there is also a paved patio seating and BBQ area. Directly to the front of the house is an enclosed garden area with a very impressive wisteria woven around a pergola. The garden is south and west-facing, thereby enjoying good sunlight, and a very good degree of peace and privacy.

LAND AND STABLES

The property is accompanied by approximately 3.8 acres of ground, comprising two principal pasture fields enclosed by stock fencing, with road access and nearby outlying to Dartmoor. There is also a large stretch of naturalised, rewilded butterfly meadow and a small turnout area. At the far northern end of the site is a spring-fed water trough serving the paddocks. The stable block is of timber construction on a concrete base, served by power, lighting and water, and comprises three loose boxes and a tack room, all in good condition and proportionate to the land.

SERVICES

Mains water and electricity. Private drainage via a septic tank. Oil-fired central heating. Standard broadband is available (our client uses Starlink and obtains speeds of 200-300 Mbps). Variable mobile voice/data services are available with the four major network providers (Source: Ofcom's Online Service Checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE

The property benefits from a right-of-way over a shared lane, which also serves three other properties, all located further along the lane.

VIEWINGS AND DIRECTIONS

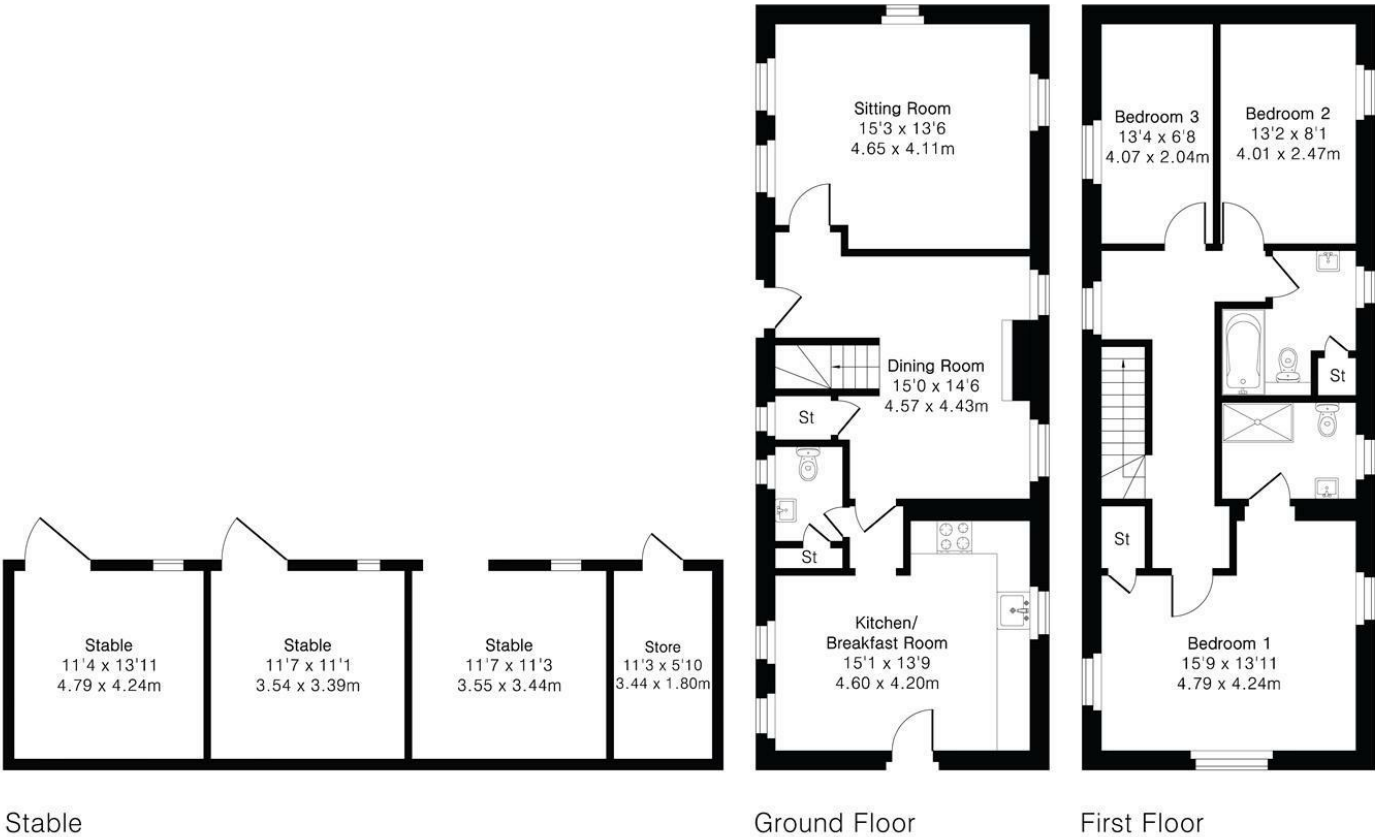
Viewings are strictly by prior appointment with the vendor's sole agent, Stags. the What3words reference is [///throw.lawyer](https://www.what3words.com/#!/en/throw.lawyer). For detailed directions, please contact the office.

**Approximate Gross Internal Area 1328 sq ft - 124 sq m
(Excluding Stable)**

Ground Floor Area 664 sq ft – 62 sq m

First Floor Area 664 sq ft – 62 sq m

Stable Area 472 sq ft – 44 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



