



Glen Nevis



# Glen Nevis

Lydford, Devon, EX20 4AU

Open Moorland 0.6 miles • Tavistock 8.5 miles • Okehampton 9 miles • Plymouth 23.5 miles • Exeter 34.5 miles

Offered with no chain, a very appealing and well-rounded, 2/3-bedroom bungalow with attractive front and rear gardens, driveway and garage/workshop, close to open moorland.

- Chain-free Detached Bungalow
- Bright and Well-maintained
- 2/3 Double Bedrooms
- Scope to Extend or Remodel
- Pretty Front and Rear Gardens
- Gated Drive, Garage/Workshop
- Desirable Village Location
- Close to Open Moorland
- Freehold
- Council Tax Band: D

## Guide Price £375,000

### SITUATION

This hugely appealing, detached bungalow is situated in an enviable, picturesque location on the edge of Lydford, on the western fringe of Dartmoor National Park. The beautiful scenery of Lydford Forest and the Lyd Valley is nearby, and open moorland is accessible just over half a mile away to the east.

Lydford is an unspoilt, historic village on the western fringe of Dartmoor National Park, centred around a medieval castle which was passed to the care of English Heritage in 1932. The village offers two highly regarded pubs, an Ofsted "Good"-rated primary school, a village hall, a popular farm shop and the Granite Trail cycleway, and also boasts the delightful Lydford Gorge, a National Trust property with its famous waterfall.

Nearby Tavistock (8 miles) and Okehampton (9 miles) provide an excellent range of shopping, recreational, and educational facilities. The A30 is accessible within 7 miles at Sourton, and Exeter - around 25 miles further on - offers air, rail, and motorway links to London and beyond.



## DESCRIPTION

Offered to the market, chain-free, for the first time in over 30 years, this 2/3-bedroom detached bungalow has been maintained in very good condition and offers bright, comfortable accommodation with a great deal of potential. The bungalow sits centrally within a good-sized plot, and is in need of some modernisation in places, but offers the space and scope for an incoming owner to remodel or extend the existing dwelling to suit their tastes and requirements, subject to any necessary consents. The property benefits from attractive front and rear gardens, ample off-road parking on a gated drive and a detached garage/workshop.

## ACCOMMODATION

The bungalow is accessed into an entrance porch, which in turn leads into a central hallway with separate airing and coats/boots cupboards, from where the accommodation is comprised as follows: a dual-aspect sitting room centred around a tiled open fireplace, enjoying an attractive outlook over the front garden; a separate dining room or third bedroom, which has a former fireplace surround; the kitchen, which is currently equipped with a good range of cupboards and cabinets with roll-edged worktops and spaces for several appliances beneath the counter, plus a walk-in pantry, built-in New World electric oven and 4-ring induction hob; two double bedrooms, both dual-aspect and overlooking the rear garden, and fitted with built-in double wardrobes, and; a half-tiled shower room finished with a 3-piece suite to include a vanity washbasin, WC and double shower enclosure with Mira electric shower.

## OUTSIDE

The bungalow is approached at the front via a tarmac driveway providing tandem parking for several vehicles, flanked on both sides by established lawns with mature shrubbery and well-stocked planted borders. The drive continues along the side of the property to the rear, where there is a detached garage and workshop with power and lighting, an up-and-over door, workbenches to the rear and a gardener's WC. The rear garden is level, enclosed and principally laid to lawn, enjoying a very good degree of privacy and an open aspect across fields to the rear.

## SERVICES

Mains water, electricity and drainage. Heating via night storage heaters. Superfast Broadband is available. Variable mobile/data services are available through EE, Three and O2 (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## VIEWINGS AND DIRECTIONS

Viewing is strictly by prior appointment with the vendor's sole agents, Stags. The What3words reference is ///glades.clasps.realm. For detailed directions, please contact the office.



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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Bedford Square, Tavistock,  
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

