

Yew Tree Cottage

STAGS

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Lewdown, Okehampton, Devon, EX20 4PT

Lifton 3.4 miles - Tavistock 8.7 miles - Okehampton 12.7 miles

An enchanting period residence full of character and rustic charm in an idyllic position with beautifully landscaped gardens

- Stunning Rural Position
- Beautiful Period Residence
- Gated Driveway
- Private Gardens and Patio
- Tenure: Freehold
- Impressive Architectural Features
- Landscaped Gardens
- Double Garage with Solar Panels
- 4/5 Bedrooms
- Council Tax Band: G

Guide Price £650,000

SITUATION

The property enjoys an extremely pleasant situation, adjacent to rolling Devonshire countryside and nestled almost equidistant from the West Devonshire villages of Lifton, Lewdown and Chillaton. Renowned for it's convenient location on the edge of Dartmoor and only a short distance from the A30, Lifton is the ideal place for those wanting to settle into the idyllic 'village life' whilst being able to explore the natural attractions that the area has to offer. The fully equipped market town of Tavistock is roughly 9 miles away offering a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly.

DESCRIPTION

A truly special Grade II* Listed period residence, occupying a peaceful and idyllic position within a small rural hamlet. Understood to date from the 14th Century, the property is constructed of traditional building materials including stone and granite, with wooden framed single glazed windows. The residence has been sympathetically improved and restored over the years and represents a rare opportunity to acquire a home of considerable historic importance, combining centuries of architectural heritage with comfortable and flexible family living. Approached via a private driveway to a double garage and with beautifully landscaped gardens, viewings are recommended to appreciate the situation and surroundings.







ACCOMMODATION

Rich in character and steeped in history, this substantial and well-proportioned home retains an exceptional array of original features, including impressive open fireplaces with granite surrounds, exposed timber beams and lintels, slate flagstone floors and deeply recessed windows with traditional window seats. Thoughtfully renovated during the 20th Century, the property now benefits from oil-fired central heating, solar panels and part double glazing, whilst preserving the charm and atmosphere that make it such a special home.

Approached via a slate-hung storm porch, an impressive oak entrance door opens into a spacious reception hall with a medieval oak archway through to the stunning triple-aspect sitting room centred around a substantial granite fireplace housing a wood-burning stove. Window seats overlook the gardens, whilst glazed doors provide direct access to the patio and surrounding grounds. The dual-aspect dining hall showcases a large inglenook-style fireplace with oak lintel and granite surround, with a striking solid oak turning staircase. The dual-aspect kitchen/breakfast room offers an attractive blend of traditional character and modern practicality, fitted with a range of wall and base units beneath granite and timber work surfaces. Features include a double Butler sink, integrated Siemens dishwasher, electric oven and hob, together with a charming fireplace incorporating an inset electric Aga. Adjoining the kitchen is a useful utility and boot room with access to both the front and rear of the property, and a secondary staircase leading to a versatile fifth bedroom or study.

On the first floor, a generous split-level landing serves four well-proportioned bedrooms, three of which are comfortable doubles, together with a family bathroom and separate shower room. The fifth bedroom, accessed via the secondary staircase, provides excellent flexibility as guest accommodation, a home office or hobby room.

OUTSIDE

The property is approached via a quiet parish lane through a gated entrance onto a generous gravelled driveway providing ample parking and access to the detached double garage. A low stone wall encloses an attractive lawned terrace with established flower borders and a colourful array of roses and mature acers. Steps lead to a productive kitchen garden, complete with raised vegetable beds, a greenhouse and potting shed with additional storage available in the log store and boiler room.

To the rear, a generous west-facing paved terrace is complemented by an impressive hexagonal gazebo with a slate roof, lighting and an electric heater. Beyond, the gardens are principally laid to lawn, adjacent to the Sydenham Estate, affording an excellent degree of privacy. Well stocked with mature shrubs, productive apple trees and established planting, the gardens also enjoy delightful views across neighbouring farmland. The detached double garage is of concrete block construction with twin up-and-over doors, power and lighting, an external tap and power socket. A roof-mounted solar array and an internal 7kW EV charging point further enhance the property's practicality.

SERVICES

Main electricity and water. Private drainage via septic tank, last emptied in May '26. Oil fired heating (boiler approx.. 1 year old), electric Aga and 2x woodburning stoves. Privately owned solar panels with feed in tariff until 2035. Broadband availability: Standard ADSL, Mobile signal: Voice and data varied availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

what3words.com: ///aboard.arrives.exclaim







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Approximate Gross Internal Area 2391 sq ft - 222 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1268 sq ft – 118 sq m
First Floor Area 1123 sq ft – 104 sq m
Garage Area 391 sq ft – 36 sq m
Outbuilding Area 130 sq ft – 12 sq m



(For Identification only – Not to scale)

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.