



Moor Croft



STAGS

Moor Croft

Hawthorn Park, Lydford, Devon, EX20 4BD

Open Moorland 1 mile • Lydford Forest 1.2 miles • Tavistock
8.5 miles • Okehampton 9 miles • Exeter 33 miles

Offered chain-free, a beautifully finished, extremely comfortable and well-rounded bungalow in a highly desirable Dartmoor village, with a driveway, garage and pretty, southeast-facing gardens.

- Beautifully Finished Bungalow
- Maintained in Superb Condition
- Bright and Stylish Throughout
- Pretty Front and Rear Gardens
- Driveway and Garage
- Desirable Village Location
- Close to Open Moorland
- NO ONWARD CHAIN
- Freehold
- Council Tax Band: D

Offers In Excess Of £425,000

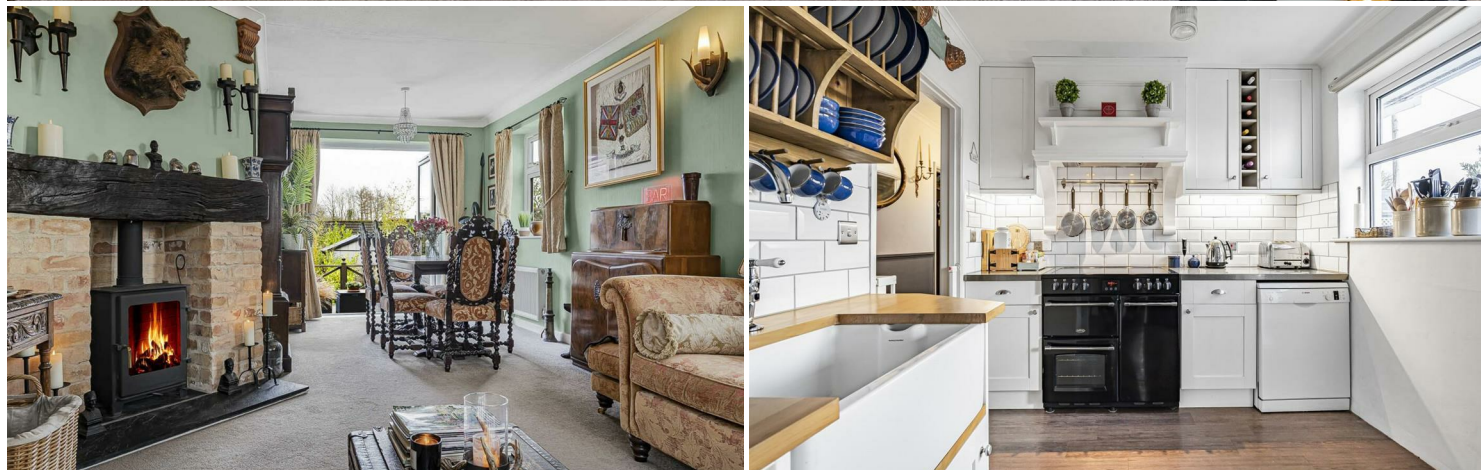
SITUATION

This property sits in a peaceful, private cul-de-sac on the edge of the highly desirable village of Lydford, enjoying excellent privacy within a well-established, south-east-facing plot that benefits from sunlight throughout the day. The stunning scenery of Lydford Forest and the Lyd Valley is close by—ideal for walking, exploring, or an outdoor lifestyle—with open moorland just a mile to the east.

Lydford is an unspoilt, historic village on the western fringe of Dartmoor National Park, centred around a medieval castle cared for by English Heritage since 1932. The village offers two pubs, an Ofsted “Good”-rated primary school, a village hall, a popular farm shop, and the Granite Trail cycleway. 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 away—offers air, rail, and motorway links to London and beyond.

DESCRIPTION

Offered to the market with no onward chain is this beautifully finished and stylishly presented, three-double-bedroom detached bungalow, which has been a wonderful home to our clients for over seven years.



During their tenure, the property has seen considerable investment and improvement, including full redecoration, new carpets and flooring, virtually all new uPVC windows and external doors, a new brick fireplace and log-burner, new kitchen fixtures, upgrades to the bathroom and plumbing, a replacement consumer unit, and landscaping of the gardens, including the creation of a timber decking. Offering comfort and quality in equal measure, externally the bungalow is complemented by its pretty front and southeast-facing rear gardens, plus a good-sized driveway and detached garage.

ACCOMMODATION

The accommodation is approached via an entrance hallway detailed with a dado rail and ceiling coving. To one side lies the impressive 25' sitting/dining room, enjoying a triple aspect with views over the front garden and patio doors opening to the rear decking. The sitting area centres on a brick fireplace housing a log-burning stove on a slate hearth, adding warmth and character. From the dining area, a door leads to the kitchen, fitted with stylish units, composite worktops, a built-in dish rack and wine rack, plus a timber worktop incorporating a Rangemaster ceramic sink. Cooking is via a Belling electric range cooker with a bespoke extractor hood above. An adjacent utility room provides space for laundry appliances and access to the garden. All freestanding appliances are included in the sale: the cooker, Bosch Serie 2 dishwasher, Haier washing machine, and Samsung American-style fridge/freezer. Along the hallway are three double bedrooms, including a generous principal bedroom with fitted wardrobes, and a family bathroom tiled to half-height, complete with a panelled bath and Mira Sport electric shower over.

OUTSIDE

The property is approached over a pathway, flanked on both sides by well-kept front lawns with established borders. The property's beautiful rear garden faces southeast and is well-enclosed with timber fencing, and established shrubbery and hedging, providing excellent privacy. It has been thoughtfully planted and landscaped by our clients to include a range of specimen shrubs. In one corner of the garden is a substantial tool shed/store, and directly outside the bungalow is the aforementioned, well-maintained timber decking, which provides a delightful, private space in which to sit and enjoy the outdoors. To the side of the property is a driveway for three vehicles and the detached garage, which has power and lighting, plus an adjacent log store.

SERVICES

Mains water, electricity and drainage are connected. Oil-fired central heating throughout. Superfast broadband is available. Variable mobile voice/data services are available via all four major providers (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 [///stardom.essential.stolen](#). For detailed directions, please contact the office.

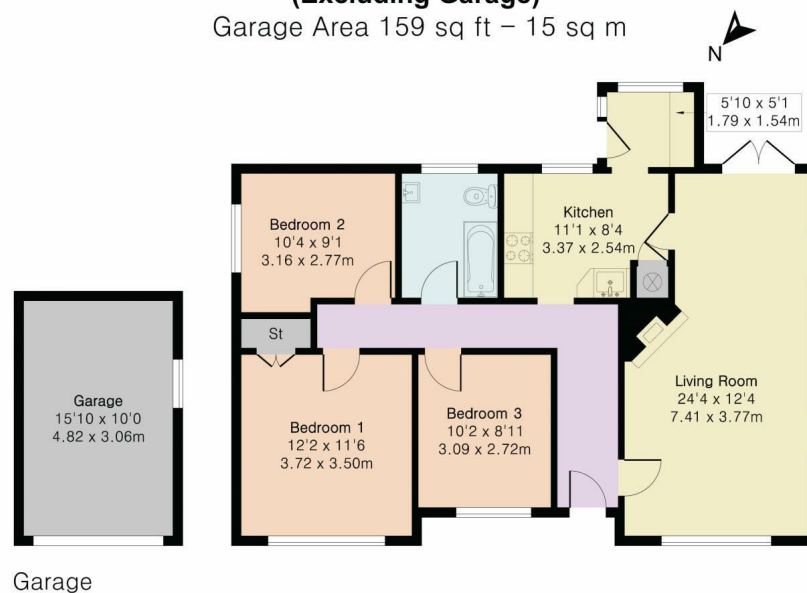


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



**Approximate Gross Internal Area 935 sq ft - 87 sq m
(Excluding Garage)**

Garage Area 159 sq ft - 15 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	75
England & Wales		
EU Directive 2002/91/EC		

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