



Bond
Oxborough
Phillips

Changing Lifestyles

Church Cottage, Lydford, EX20 4AU



Asking Price - £595,000



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01822 600700

Church Cottage, Lydford, EX20 4AU



- Charming detached period cottage
- Fascinating local history dating back to 1914
- South-facing gardens
- Lovely views towards the moors
- Greenhouse, vegetable plot and garden pond
- Three double bedrooms
- Beautiful sun room
- Garage with private driveway and external electric point
- EPC – TBC



Rich in local history and full of period charm, The Church Cottage is a detached country residence set within generous, beautifully established gardens, enjoying lovely views towards the surrounding moors. The story of this charming home dates back to 1914, when the wife of the village surgeon generously donated funds to the local church to build a house on the land, providing a comfortable home for villagers in need. Over a century later, this unique piece of local history retains its original name and continues to offer a peaceful and welcoming retreat.

Set behind mature hedging and established planting, the cottage makes an immediate impression with its attractive white-rendered façade, classic sash-style windows in soft sage green and traditional slate roof. A gravel path leads through the front garden to a charming storm porch and panelled front door. Inside, the house is exceptionally light and airy, with the principal rooms enjoying views across the gardens and towards the moors.

The ground floor provides comfortable and welcoming living spaces that seamlessly connect with the outdoors, with direct access onto a sunny rear patio. The open-plan kitchen and dining area creates a wonderful space for both entertaining and everyday family life. The kitchen benefits from an AGA, while two log burners positioned throughout the ground floor provide cosy focal points and are perfect for creating a warm and inviting atmosphere during the colder winter months.

Upstairs, the well-proportioned accommodation comprises three double bedrooms, all enjoying peaceful views over the surrounding countryside. The rear bedrooms particularly benefit from lovely views towards the moors, with two of the bedrooms also featuring useful built-in storage.

The gardens are a particular feature of the property, offering a beautifully established setting with an exceptional variety of mature planting and outdoor spaces. The large rear garden includes a level lawn framed by neat box hedging, established flower borders, specimen trees, stone rockeries and a tranquil garden pond. For those with green fingers, a greenhouse and vegetable plot provide plenty of space for cultivation, while the grounds as a whole offer a wonderful backdrop for outdoor dining, entertaining and relaxing.

The property also benefits from three tranquil seating areas, providing plenty of opportunities to sit back and enjoy the peaceful surroundings. Further enhancing the property are several useful practical spaces, including a rustic stone-and-timber outbuilding, which is ideal for use as a workshop or for additional storage.

The property also benefits from a private driveway and garage, as well as an external electric point, making it suitable for those with an electric vehicle.

Combining a rich local history with traditional cottage character, beautifully established gardens and attractive moorland views, The Church Cottage offers a rare opportunity to acquire a truly distinctive home in a peaceful and sought-after setting. Viewing is highly recommended to fully appreciate the charm, character and wonderful surroundings this unique property has to offer.



The historic village of Lydford is one of West Devon's most picturesque and sought-after locations, nestled on the western edge of Dartmoor National Park. Steeped in history, the village is famed for its Norman castle, the impressive Lydford Gorge (the deepest in the South West, cared for by the National Trust), and its charming mix of period cottages and traditional inns.

Lydford offers a welcoming community atmosphere with two popular pubs, a parish church, a local farm shop and an Ofsted-rated primary school, making it an appealing location for families. The village also benefits from stunning countryside walks right on the doorstep. The property is ideally located close to the Granite Way cycle path, a scenic route offering excellent opportunities for cycling, walking and enjoying the beautiful surrounding countryside.

The nearby town of Okehampton provides a wider range of shops, supermarkets, leisure facilities and schooling, while the market town of Tavistock is also just a short drive away.

For those needing to commute, Lydford is well-positioned with easy access to the A30, connecting to Exeter and the M5 in under an hour. Rail links can be found in Okehampton, with a direct service to Exeter and beyond.

With its unique blend of history, natural beauty, outdoor pursuits, excellent local amenities and accessibility, Lydford offers an idyllic lifestyle for families, couples and those looking to enjoy the best of Devon and Dartmoor.

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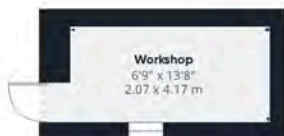
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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