



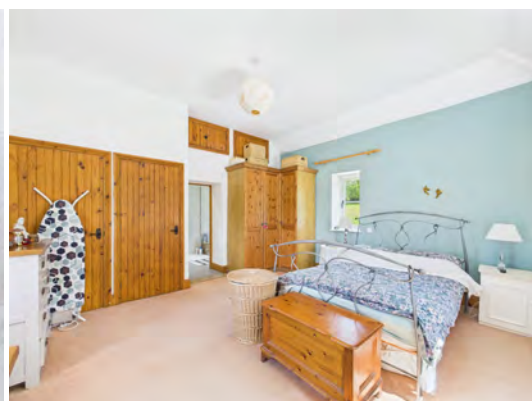
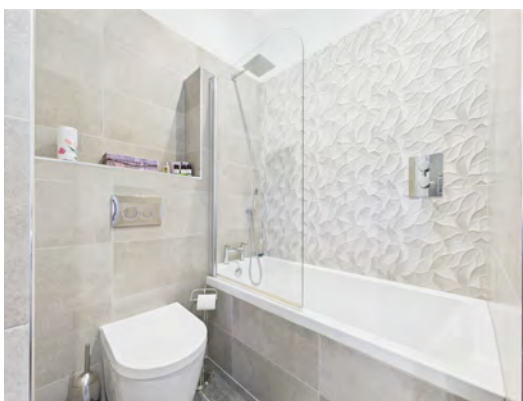
# Holmeleigh Coach House

## Lydford

### EX20 4BJ



**Guide Price - £695,000**





# Holmeleigh Coach House, Lydford, EX20 4BJ

A charming detached former Coach House nestled just outside Lydford, offering three bedrooms, private gardens, stables, nearly four acres of land and direct access to Dartmoor countryside...



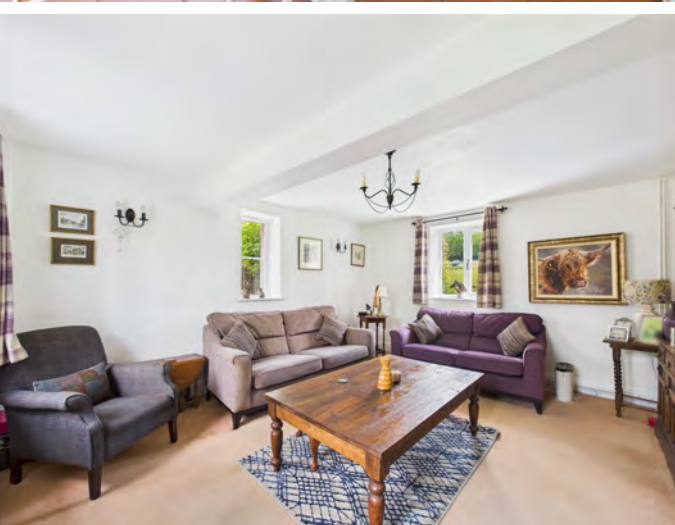
- Detached Characterful Coach House
- Peaceful Dartmoor National Park Setting
- Approx. Four Acres Included
- Three Well-Proportioned Stable Bays
- Triple Aspect Living Room
- Upgraded Bathrooms In Neutral Tones
- Spacious Country-Style Kitchen Diner
- Private Established Garden Areas
- Gated Fields With Easy Access
- Countryside Views From Every Room
- Ultra-Fast Starlink Internet Available
- Council Tax Band -C
- EPC - F



Are you searching for a more rural lifestyle, a home with character, or simply a place where you can enjoy space, privacy, and immediate access to open countryside? Set just outside the sought-after village of Lydford, on the fringe of Dartmoor National Park, this detached former Coach House offers a rare blend of charm, land, and lifestyle, all within a peaceful yet accessible location.

This is a home that truly delivers on space and potential. It comes with nearly four acres of gently sloping, enclosed pastureland, ideal for equestrian use, hobby farming, or simply those who crave outdoor freedom. The land lies just a few steps across the private lane, allowing you to enjoy the best of both worlds: a beautiful, characterful home with private gardens to relax in, and open paddocks within easy view and effortless reach. Whether feeding animals, checking on grazing, or stepping out for an evening stroll, the convenience is simply outstanding.

Across the lane, the land is split into three manageable fields, complete with a stable block, three stables, a store room, and gated access. With power and light already connected, the facilities are practical, ready to use, and full of future promise.



Inside, the home is packed with warmth and character. A traditional country-style kitchen/breakfast room sits to the front of the property, featuring a butler sink, Rangemaster cooker, and tiled floors, ideal for countryside living. The inner hallway leads to a cloakroom and a separate dining room, complete with a woodburner and exposed lintel fireplace. At the rear, the triple-aspect sitting room is bathed in natural light and looks out across the garden.

Upstairs, the main bedroom is a generous size and enjoys a triple-aspect outlook over your own grounds and views beyond, allowing for plenty of natural light. It includes both fitted and built-in wardrobes, as well as a recently upgraded en-suite shower room. Finished in a clean grey and white colour scheme, the en-suite features a walk-in shower with a modern glazed screen, smart tiling, and practical storage.

The two further bedrooms enjoy pleasant countryside views either way and are served by a family bathroom, which has also been recently updated. Consistent in style with the en-suite, the bathroom includes a panelled bath with a mains shower over, a vanity unit with cupboard space beneath, and neutral tiling throughout. Both bathrooms have been thoughtfully improved, offering a fresh, modern feel that complements the rest of the home.

Gardens wrap around the house on three sides, with lawns, patios, and a charming wisteria-draped pergola offering a perfect place to sit and unwind. It's a home where inside and outside living blend beautifully, with the land just beyond your garden gate.



# Changing Lifestyles

Lydford is a picturesque and sought-after village on the western edge of Dartmoor National Park, known for its historic charm and the medieval Lydford Castle, managed by English Heritage. The village offers a welcoming community and useful amenities, including two traditional pubs, a village hall, a well-regarded primary school (rated "Good" by Ofsted), and a popular farm shop. Outdoor enthusiasts will enjoy the Granite Trail cycleway, which passes through the village and showcases stunning countryside views.

Just 7 miles from Tavistock and 10 miles from Okehampton, Lydford offers rural tranquillity with easy access to a broader range of shops, schools, and recreational facilities. Transport links are excellent, with the A30 just 7 miles away at Sourton, and Exeter, only 25 miles further, providing air, rail, and motorway connections to London and beyond. Lydford is an ideal location for those seeking countryside living without sacrificing access to major towns and transport routes.



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