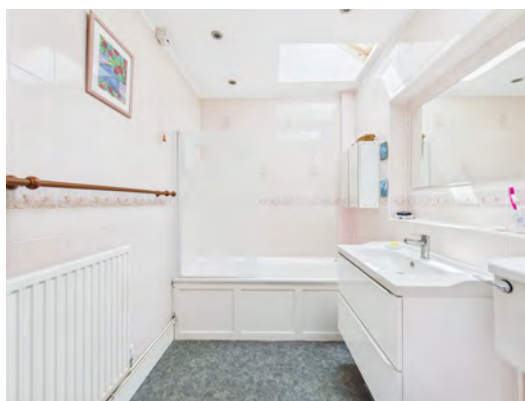


Abricotine Lydford EX20 4AU



Guide Price - £700,000



Abricotine, Lydford, EX20 4AU.

A charming detached bungalow set on a spacious plot, featuring three bedrooms, private gardens, off-road parking, peaceful surroundings, and close to village amenities.



- Stunning Views Toward Dartmoor
- Total Plot Size of 4.10 Acres
- Gently Rolling Pasture & Secure Fencing
- Well-Equipped Stable Block
- Three Comfortable Bedrooms
- Space for Range Cooker In Kitchen
- Private Peaceful Wraparound Gardens
- Vegetable Planters & Fruit Trees
- Potential For Outbuilding Development
- Direct Access To Outriding
- Close To Village Amenities
- Council Tax Band - D
- EPC - E



Set inside the charming moorland village of Lydford and within the Dartmoor National Park, this exceptional equestrian property presents a unique lifestyle opportunity for those seeking rural tranquility combined with excellent horse facilities and smallholding potential. Nestled behind mature hedging, the property enjoys stunning, far-reaching views across the surrounding countryside towards Brentor and Dartmoor.

Occupying approximately four acres of pasture, easily divided into 3/4 good sized paddocks, each enclosed with sturdy post and rail and stockproof fencing, ideal for horse grazing or small-scale farming. The well-equipped stable block is designed with functionality in mind, comprising three stables, a foaling box, tack and feed rooms, a haystore, and a gated yard, all connected to a water supply and with power. Additional amenities include a carport for convenient parking with space for other vehicles, a selection of fruit trees and raised vegetable planters offer a fantastic opportunity for homegrown produce. There is also exciting potential for future development of the outbuildings, subject to necessary planning consents.

The detached bungalow is light-filled, spacious, and meticulously maintained. A dual-aspect sitting room featuring an open fireplace creates a warm and inviting atmosphere. The kitchen enjoys delightful views over the garden and paddocks, with a light, open feel that flows seamlessly into the dining room where a woodburner adding warmth. Accommodation comprises three comfortable bedrooms, including a principal suite with an ensuite bathroom and French doors leading out to a patio area, perfect for enjoying peaceful mornings. A stylish family bathroom and a practical utility room, as well as a sunroom at the rear of the home, complete the accommodation.

The gardens wrap around the property, offering private, peaceful, and colourful outdoor spaces. Established borders, level lawns, and multiple seating areas provide plenty of options to relax and appreciate the surroundings.

From the gate, quiet country lanes and direct access to outriding routes connect seamlessly to Lydford Forest and the expansive Dartmoor National Park. The village itself offers a range of amenities including a primary school, traditional pubs, a farm shop, and convenient bus links, including a Rail Link service to Okehampton Train Station, providing connections to the national rail network. Market towns such as Tavistock and Okehampton are within easy reach, making this a truly rare chance to enjoy a peaceful rural lifestyle with space, privacy, and great potential in one of Dartmoor's most sought-after villages.

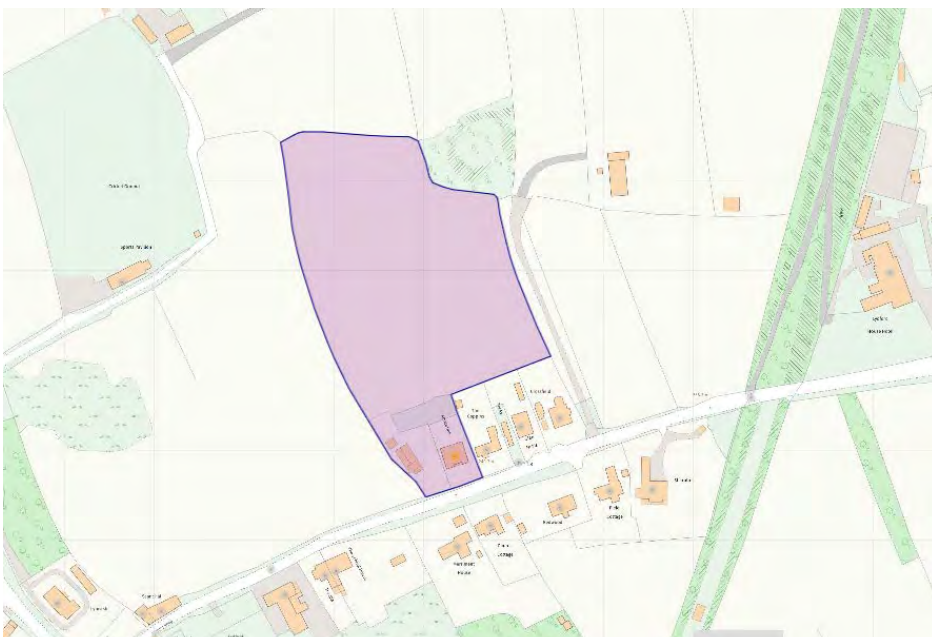


Changing Lifestyles

Situated on the western fringe of Dartmoor National Park, Lydford is a picturesque Devon village steeped in history and natural beauty. Known for its ancient castle, scenic gorge, and charming stone cottages, Lydford offers a peaceful rural setting with a strong sense of heritage and community.

Surrounded by open moorland, rolling hills, and the dramatic landscapes of Dartmoor, the village is a haven for walkers, cyclists, and nature enthusiasts. The renowned Lydford Gorge, managed by the National Trust, is a local highlight, offering breathtaking woodland walks and waterfalls.

Despite its tranquil setting, Lydford benefits from good road links via the A386, connecting it easily to nearby towns such as Tavistock and Okehampton, and onward to Exeter. The village also has a popular pub, a welcoming community, and access to excellent local schools and amenities in surrounding areas. For those in search of unspoilt countryside, historic charm, and access to Dartmoor's wild heart, Lydford is an idyllic choice.



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