



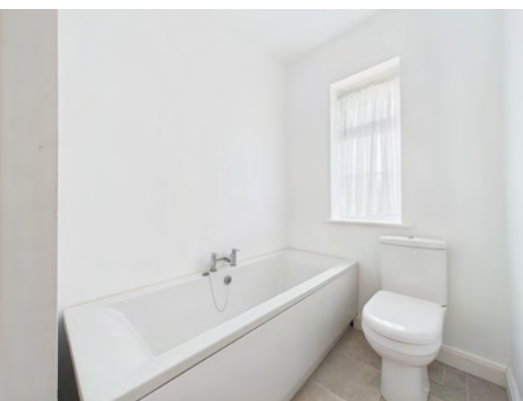
# The Old Police House

## Lewdown

### EX20 4DP



**Offers In Excess Of - £400,000**





# The Old Police House, Lewdown, EX20 4DP.

A charming period home set within a 0.2 acre plot, offering four bedrooms, two reception rooms, spacious kitchen and dining room, generous parking, and gardens framed by Dartmoor scenery...



- Charming Period Home
- Close To A30 And Dartmoor
- Parking For Five Plus Cars
- Two Reception Rooms With Fireplaces
- Kitchen Dining With Garden Access
- Underfloor Heating In Key Areas
- Utility Room And Shower Room
- Four Generous Bedrooms
- Family Bathroom On First Floor
- Large Garden With Mature Planting
- Summer House And Vegetable Patch
- Council Tax Band - E
- EPC - D



Are you looking for a charming period home with incredible space, generous parking, and a beautiful rear garden, all within minutes of the A30 and surrounded by stunning Dartmoor scenery? The Old Police House could be exactly what you've been searching for. Set within a 0.2 acre plot, this wonderful property offers a rare blend of traditional character, modern convenience, and a location that perfectly balances countryside living with easy accessibility.

From the moment you arrive, the spacious driveway makes an impression, providing parking for multiple vehicles and leading to a useful garage.

Step inside, and you're greeted by an inviting entrance hall with warm tiled flooring and underfloor heating, guiding you to two elegant reception rooms, both rich with character and featuring original fireplaces. Light pours in through sash windows, framing picturesque views and adding to the welcoming feel.

The heart of the home is the spacious kitchen and dining room, complete with slate tiled floors, oil fed underfloor heating, and French doors that open onto the rear garden. This is a space made for entertaining, with plenty of room for family meals and gatherings. A practical utility room and a stylish shower room add further flexibility to the ground floor layout.

Upstairs, four well proportioned bedrooms each offer their own charm. The principal rooms capture sweeping views over Dartmoor and one enjoys the luxury of its own basin. A family bathroom completes the first floor accommodation.

The rear garden is a real sanctuary, perfect for both relaxation and recreation. A large patio provides an ideal spot for summer dining, while the extensive lawn is framed by mature planting, and established borders. For those who enjoy gardening, there is a dedicated vegetable patch, greenhouse, and composting area, plus a summer house offering a hobby space or ready to go storage.

This is more than just a house, it is a lifestyle opportunity. Whether you are looking to raise a family, work from home, or simply enjoy the tranquility of a rural setting without sacrificing convenience, The Old Police House delivers on every level. With generous parking, beautiful gardens, spacious interiors, and breathtaking views, this is a home ready to welcome its next chapter.





# Changing Lifestyles

Nestled in the heart of the rolling Devon countryside, Lewdown is a welcoming rural village that combines charm, convenience, and a strong sense of community. Surrounded by farmland and open fields, the area offers a peaceful way of life whilst remaining well connected to nearby towns and amenities.

With its historic roots and traditional village feel, Lewdown is home to a popular local pub, a well-regarded primary school, and a variety of community events throughout the year. The surrounding landscape provides endless opportunities for walking, cycling, and exploring, with Dartmoor National Park just a short drive away for more dramatic scenery and outdoor adventures.

Lewdown enjoys excellent road links via the A30 and the West Devon Highway, offering easy access to Okehampton, Launceston, and the city of Exeter beyond. For those seeking a friendly village atmosphere, beautiful countryside, and convenient transport connections, Lewdown offers the perfect balance of rural tranquillity and accessibility.



Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01837 500600**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0

Approximate total area<sup>(1)</sup>

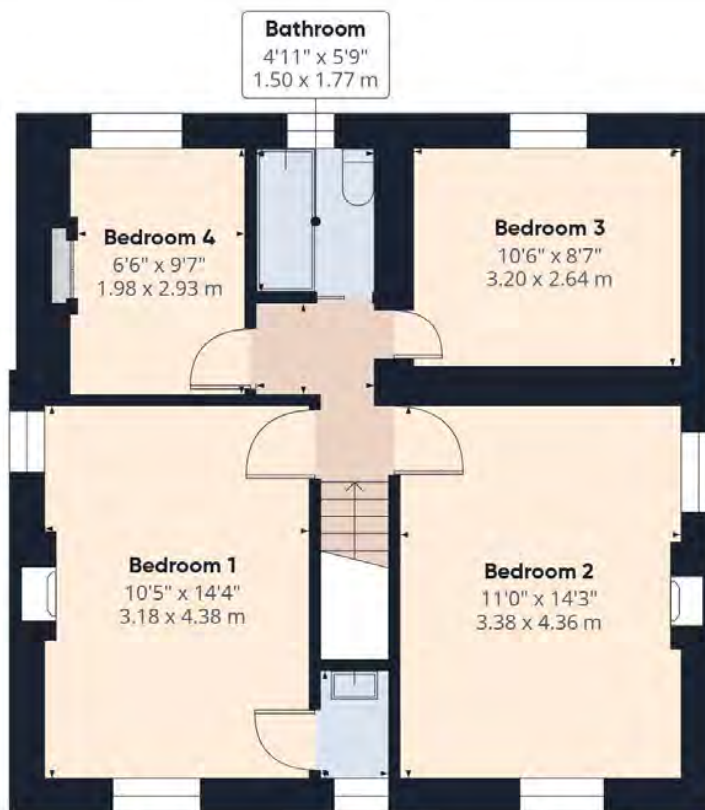
1275 ft<sup>2</sup>

118.4 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>



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If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

### PLEASE NOTE:

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