



Bond  
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Phillips

*Changing Lifestyles*

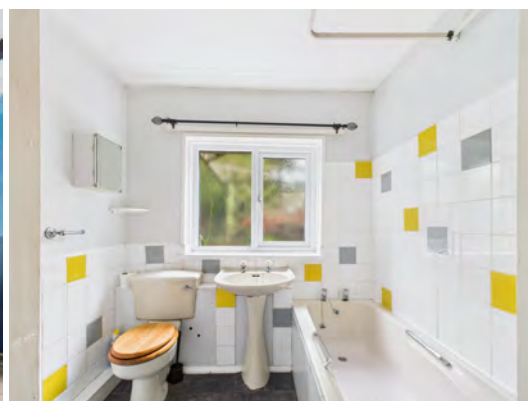
# 1 Shellaford Cottages

## Lydford

### EX20 4BE



## Guide Price - £235,000



Changing Lifestyles

01822 600700

# 1 Shellaford Cottages, Lydford,



- Semi-detached cottage
- Two bedrooms
- Rural views
- Generous garden
- Off-road parking
- Scope to update
- Potential to extend (STP)
- No onward chain



Situated on the outskirts of the highly sought-after village of Lydford, this charming two-bedroom semi-detached cottage is an increasingly rare find in today's market. With beautiful rural views, off-road parking, and a generous garden, the property enjoys a peaceful setting while remaining within easy reach of village amenities and the stunning Dartmoor countryside.

In need of updating throughout, the cottage provides the perfect blank canvas for the next owner to create their ideal home. There is excellent potential to enhance and extend (subject to the necessary consents), as evidenced by the neighbouring property which has already been successfully remodelled to the side and rear.



Whether you're looking for a renovation project, a characterful home in a picturesque location, or the chance to design and personalise a property to your own taste, this cottage has enormous promise.

**Viewings are highly recommended to appreciate both the setting and the potential on offer.**

# Location

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, and stunning countryside walks right on the doorstep. 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, and accessibility, Lydford offers an idyllic lifestyle in one of Devon's most desirable settings.



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.

Scan here for  
our Virtual Tour:





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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.

### PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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