



# The Old Lime Kiln

## Lewdown

### EX20 4PH



**Guide Price - £600,000**





# The Old Lime Kiln Lewdown EX20 4PH

Nestled in an attractive rural setting between the villages of Lewdown and Bridestowe, this remarkable former Victorian lime kiln has been thoughtfully converted into a versatile and characterful detached residence.



- Former Victorian Lime Kiln Conversion
- Three Storey Detached Home
- 1.6 Acres Of Gardens, Paddocks & Outbuildings
- Private Driveway With Parking & Turning
- Landscaped Garden With Pond & Terrace
- Original Arched Kiln Feature
- Lounge/Dining Room With Wood-Burning Stove
- Kitchen/Breakfast Room With Electric Aga
- Four Bedrooms & Two Bathrooms
- Second-Floor Sitting Room With Terrace
- Rural Location Near A30 & Dartmoor
- Council Tax Band - F



Nestled in an attractive rural setting between the villages of Lewdown and Bridestowe, this remarkable former Victorian lime kiln has been thoughtfully converted into a versatile and characterful detached residence. Spread over three storeys, the property offers a wealth of flexible living space and combines period charm with modern practicality, including LPG gas-fired central heating. The property sits within approximately 1.6 acres of gardens, paddocks, and outbuildings, offering both privacy and scope for outdoor pursuits.

The approach is via a long, sweeping private driveway leading to a generous gravelled parking and turning area, with mature shrub borders and outside lighting. The original arched kiln provides a distinctive feature and practical storage. From here, steps rise to a landscaped garden featuring a large pond with willow trees, a raised terrace, and a decked area adjoining the lounge—perfect for outdoor entertaining and enjoying the peaceful surroundings. Beyond the formal garden, a paddock extends to the rear, bordered by mature hedging, and a useful barn and adjoining store offer potential for further development, subject to the necessary consents.



Inside, the accommodation is both spacious and versatile. The entrance hall leads to a study, cloakroom, and the kitchen/breakfast room, which features a painted pine cupboard range, Belfast sink, and a brick fireplace recess with an electric Aga. A practical utility room houses the LPG boiler, sink, and storage, while the lounge/dining room features part-timbered walls, a raised slate hearth with wood-burning stove, and double-glazed French doors opening onto the terrace.

The first floor comprises four bedrooms and two bathrooms. The principal bedroom enjoys a Velux rooflight and far-reaching views, while the bathrooms combine panelled and tiled finishes, with both baths and walk-in showers. A second-floor sitting room is a light-filled retreat with vaulted ceilings, exposed timbers, a wood-burning stove, and access to a terrace, offering a quiet space to relax and enjoy the outlook.

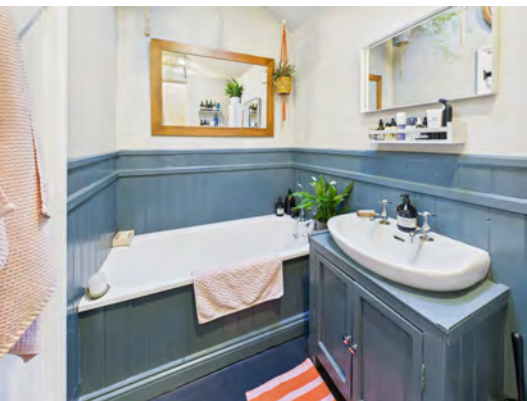
Set within a peaceful rural location yet with easy access to the A30 and Dartmoor National Park, the property benefits from proximity to local amenities, including shops, pubs, and primary schools, with the larger town of Okehampton nearby. Ideal for those seeking a home with distinctive character, flexible accommodation, and generous outdoor space, this former lime kiln presents a rare opportunity to acquire a truly exceptional property in West Devon.



# Changing Lifestyles

Situated in the village of Lewdown, which is one of the earliest villages to be built by the Saxons in West Devon. The famous Jacobean Manor, Lewtrenchard Hotel is nearby.

The property is less than ten minutes drive from the town of Okehampton. With its supermarkets, leisure centre, schools, banks, individual shops and a handful of public houses. In less than twenty minutes you can be in the affluent town of Tavistock, with further shops, supermarkets and the very successful pannier market.



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



Floor 1



Floor 2



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

1990 ft<sup>2</sup>

185.1 m<sup>2</sup>

## Reduced headroom

20 ft<sup>2</sup>

1.9 m<sup>2</sup>

## Have a property to sell or let?

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:

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.

Please let us know how we are doing;

