



Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

East Grange  
Lydford  
EX20 4AR



**Offers Over - £500,000**



Changing Lifestyles

01822 600700



- Central village location within the heart of Lydford
- Spacious four-bedroom family home
- Set back from the road with ample off-road parking
- Detached garage and private driveway
- Multiple reception rooms including garden room
- Kitchen with separate utility room and garden access
- Principal bedroom with en-suite and fitted wardrobes
- Private rear garden with patio and level lawn



the property enjoys an attractive approach with a tarmacadam driveway, additional gravel parking, and a detached garage, providing ample off-road parking for multiple vehicles. The sense of space continues to the rear, where a private and enclosed garden creates an ideal environment for family life and outdoor entertaining.

The accommodation begins with a welcoming entrance hall, complete with a ground-floor WC, leading through to a spacious central hallway that forms the hub of the home. The well-appointed kitchen is both practical and sociable, enhanced by a separate utility room with direct access to the garden — perfectly suited for busy households, pets, or returning from countryside walks. Adjacent to the kitchen, the dining room features French doors opening onto the patio, allowing for effortless indoor-outdoor living during the warmer months.

The dual-aspect lounge is a particularly inviting space, filled with natural light and offering pleasant views to both the front and rear of the property. Adjoining the lounge, a bright and versatile garden room provides flexible additional living space, ideal as a playroom, home office, snug, or entertaining area, with direct access to the garden further enhancing its appeal.

To the first floor, the principal bedroom is a standout feature, boasting four integrated wardrobes, a dedicated dressing area, and a modern en-suite shower room. Two further generously sized double bedrooms also benefit from fitted wardrobes, while the fourth bedroom, featuring an attractive bay window, enjoys a charming outlook to the front of the property. A contemporary family bathroom completes the accommodation on this level.

Externally, the property continues to impress. The driveway and detached garage offer excellent parking and storage options, while the rear garden has been thoughtfully designed to balance practicality with relaxation. A level lawn provides space for children to play, complemented by a patio seating area ideal for al fresco dining, and a garden shed offering additional storage.

Combining space, flexibility, and a prime village location, this substantial home presents a rare opportunity to secure a high-quality family residence in one of Lydford's most desirable positions.



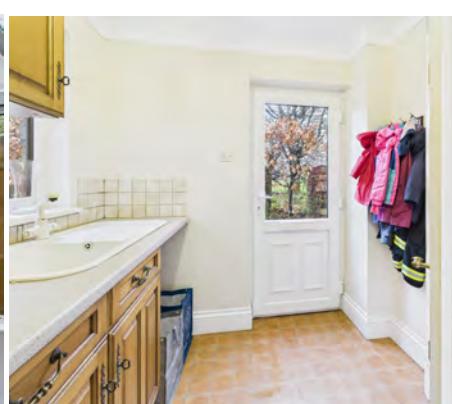
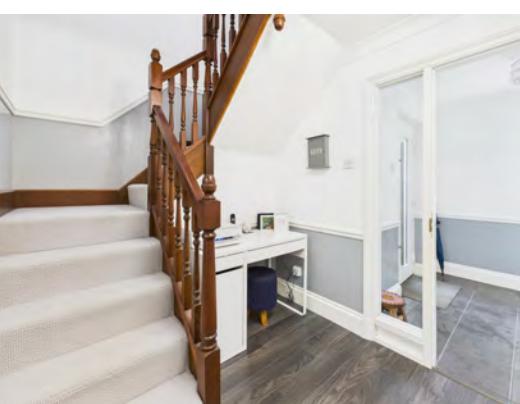
The historic village of Lydford is one of West Devon's most picturesque and sought-after locations, nestled on the western edge of Dartmoor National Park. Steeped in history, the village is famed for its Norman castle, the impressive Lydford Gorge (the deepest in the South West, cared for by the National 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.

# Changing Lifestyles



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:





Floor 0



Floor 1

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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.

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