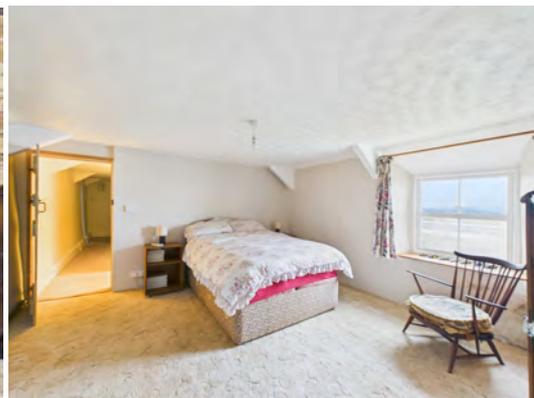


# Down Park Lewdown EX20 4BU



**Guide Price - £350,000**



# Down Park, Lewdown, EX20 4BU.

A charming 400-year-old cottage, full of period features and spacious accommodation, offering excellent renovation potential to create your perfect dream home.



- Detached Period Property
- Traditional Cob And Stone Construction
- Panoramic Views Over Countryside
- Three Good Sized Bedrooms
- Two family Bathrooms
- Farmhouse Style Kitchen
- Two Cosy Log Burners
- Spacious Living Room
- Original Beams Throughout
- Generous Plot
- Off-Road Parking
- Council Tax - D
- EPC - TBC



This characterful detached three bedroom cottage, believed to date back approximately 400 years, is traditionally constructed of cob and stone and offers a rare opportunity to renovate and re-imagine a home rich in history and charm. Full of original features and with generous proportions throughout, the property provides excellent scope for a buyer to truly put their own stamp on a beautiful period home.

The ground floor accommodation is well arranged and flows naturally. The living room is particularly inviting, measuring over 22 feet in length, and is a wonderfully homely space centred around a striking stone fireplace with a cosy log burner. Wooden stairs rise from the lounge, adding to the cottage character and leading to the first floor.

The spacious kitchen measures over 18 feet in length and also benefits from a log burner, firmly establishing it as the heart of the home. Featuring lovely old beams and ample space for a dining table or future redesign, the kitchen offers both charm and versatility.

A long hallway provides a practical and welcoming entrance, with access to a useful utility space, ideal for everyday storage, coats and boots. The ground floor is further complemented by a full sized bathroom, adding flexibility for family living or guests.

To the first floor, the layout continues to impress. A generous landing provides access to three good sized bedrooms, all with pleasing proportions. Bedroom one is particularly spacious, while the remaining bedrooms offer flexibility for family use, guest accommodation or home working. A second full sized bathroom serves the first floor, enhancing the practicality of the home.

The property sits within a very large plot and enjoys panoramic views across rolling farmland. Parking is available, and the grounds offer further potential, subject to the necessary consents.

With approximately 1,265 sq ft of accommodation, this is a home of both substance and character. Combining period features, spacious rooms, and a thoughtful layout, the cottage presents a rare opportunity to restore and personalise a truly special country property. While it requires renovation, it offers the chance to blend historic charm with modern living, creating a home that is uniquely your own.



# 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 while 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, 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:



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

1265 ft<sup>2</sup>

117.6 m<sup>2</sup>

**Reduced headroom**

37 ft<sup>2</sup>

3.4 m<sup>2</sup>



Floor 0



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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.

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.

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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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