



Bond
Oxborough
Phillips

Changing Lifestyles

Kirtonia,
Vale Down,
Lydford,
EX20 4BB



Guide Price £1,050,000



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A beautifully renovated country farmhouse with successful holiday let, equestrian facilities and just over six acres...

- Detached farmhouse extensively renovated and extended throughout
- Just over six acres of gardens, paddocks and grounds
- Stunning open-plan farmhouse kitchen, dining and living space with woodburner
- Additional sitting room with woodburner and bi-fold doors opening onto the garden
- Flexible fifth bedroom/reception room ideal as a snug, office or formal dining room
- Four first-floor bedrooms, including a principal bedroom with en-suite
- Successful one-bedroom self-contained annexe currently operating as an Airbnb
- Stables, large storage barn, games barn and extensive private parking behind electric gates
- Renewable energy benefits from solar panels



Nestled amidst the stunning West Devon countryside on the edge of Dartmoor, this exceptional detached farmhouse has been comprehensively renovated and significantly extended by the current owners to create a magnificent family home of considerable charm and character.

Combining traditional farmhouse appeal with stylish contemporary finishes, the property offers beautifully presented and versatile accommodation, complemented by extensive outbuildings, equestrian facilities, a thriving holiday let business and approximately 6 acres of grounds and paddocks.

Approached via electric entrance gates, a sweeping driveway leads into a substantial gravelled parking and turning area, immediately creating a sense of arrival and providing ample space for numerous vehicles, horseboxes and trailers.

The farmhouse itself has been thoughtfully redesigned and enhanced to provide light-filled, flexible living spaces perfectly suited to modern family life.

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Situation:

The property enjoys a convenient and accessible location, just over a mile northeast of the highly sought-after village of Lydford. The village offers a range of everyday amenities, including a farm shop, primary school, hotel, and traditional public houses.

Situated on the edge of Dartmoor National Park, the property benefits from immediate access to some of the region's most spectacular countryside, renowned for its outstanding natural beauty and extensive opportunities for riding, walking, and other outdoor pursuits.

The historic market town of Tavistock lies approximately 8 miles to the south, while Okehampton is around 8 miles to the northeast. Both provide an excellent range of amenities, including independent shops, supermarkets, healthcare facilities, a cinema, and a variety of recreational and educational establishments.

For more extensive services and amenities, the cities of Exeter, approximately 30 miles to the east, and Plymouth, around 23 miles to the south, offer a comprehensive selection of shopping, cultural, educational, and leisure facilities, together with excellent transport connections.



The Property...

At the heart of the home lies the impressive open-plan farmhouse kitchen, dining and living room; a superb social space featuring bespoke cabinetry, generous dining areas and a charming wood-burning stove which creates a warm and welcoming atmosphere throughout the year. This wonderful room serves as the true hub of the home, ideal for both everyday family living and entertaining on a grand scale.

Complementing the main living area is a substantial utility room providing excellent practical storage and laundry facilities. A further impressive reception room offers an elegant yet comfortable retreat, centred around a second wood-burning stove and enhanced by bi-fold doors which open directly onto the gardens, seamlessly connecting indoor and outdoor living during the warmer months.

The ground floor accommodation is further enhanced by an additional reception room, currently utilised as a fifth bedroom. Offering excellent versatility, this space would make a delightful formal dining room, snug, home office or playroom depending on individual requirements.

The first floor continues to impress with four beautifully presented bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Each room enjoys pleasant views across the surrounding gardens and countryside, further reinforcing the property's peaceful rural setting.

Outside, the property truly excels. Extending to just over 6 acres in total, the grounds offer a wonderful blend of formal gardens with a pond, orchard, greenhouse, paddocks and useful agricultural and equestrian facilities. For those with equestrian interests, the stables and grazing land provide an excellent setup for horses and ponies, whilst the extensive grounds offer endless opportunities for outdoor recreation and enjoyment.

A particularly valuable feature of the property is the detached one-bedroom self-contained annexe, currently operated as a highly successful Airbnb generating an attractive supplementary income. Beautifully appointed and entirely independent from the main residence, the one bedroom annexe offers exceptional flexibility, whether for continued holiday letting, multi-generational living, guest accommodation or a home office suite.

Further enhancing the estate are a substantial storage barn providing excellent space for machinery, vehicles, equipment or workshop use, together with an additional barn that has been adapted as a fantastic games and entertainment space, creating the perfect venue for family gatherings, celebrations and leisure activities.

Properties of this calibre rarely come to the market. Offering an exceptional combination of a beautifully renovated farmhouse, renewable energy benefits from solar panels, income-generating accommodation, equestrian facilities, extensive outbuildings and approximately 6 acres of land, all within easy reach of Dartmoor and the surrounding towns and villages, this is a truly outstanding country residence perfectly suited to modern rural living.



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Floor 0 Building 1



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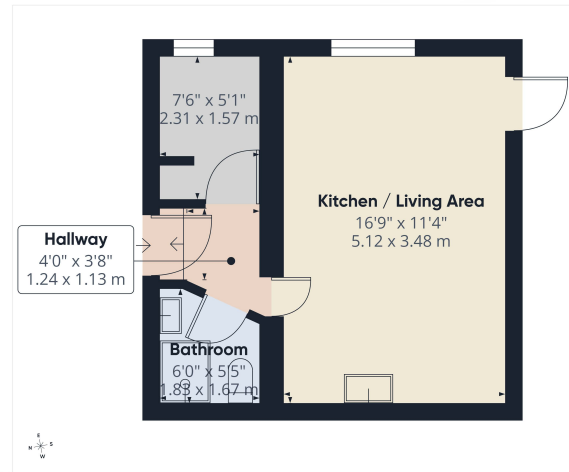
Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4



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