



LYDFORD

O.I.R.O. £350,000

3 Bedroom Bungalow/Development Opportunity

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: E (42)

**MILLER**
TOWN & COUNTRY



- » Planning Permission for 3-4 Bedroom House
- » Quiet Setting in Dartmoor National Park
- » South Facing Plot
- » Stunning Views Over Dartmoor
- » Currently Presented as 2-3 Bed. Bungalow
- » No Onward Chain
- » DNP Planning Portal Ref: 0124/23

The Property

Don't miss this rare and exciting opportunity for anyone wishing to create their own home within the Dartmoor National Park. Services already in place. Planning permission has been granted on the site of the existing bungalow which is set within the quiet village of Lydford with far reaching views over Dartmoor.

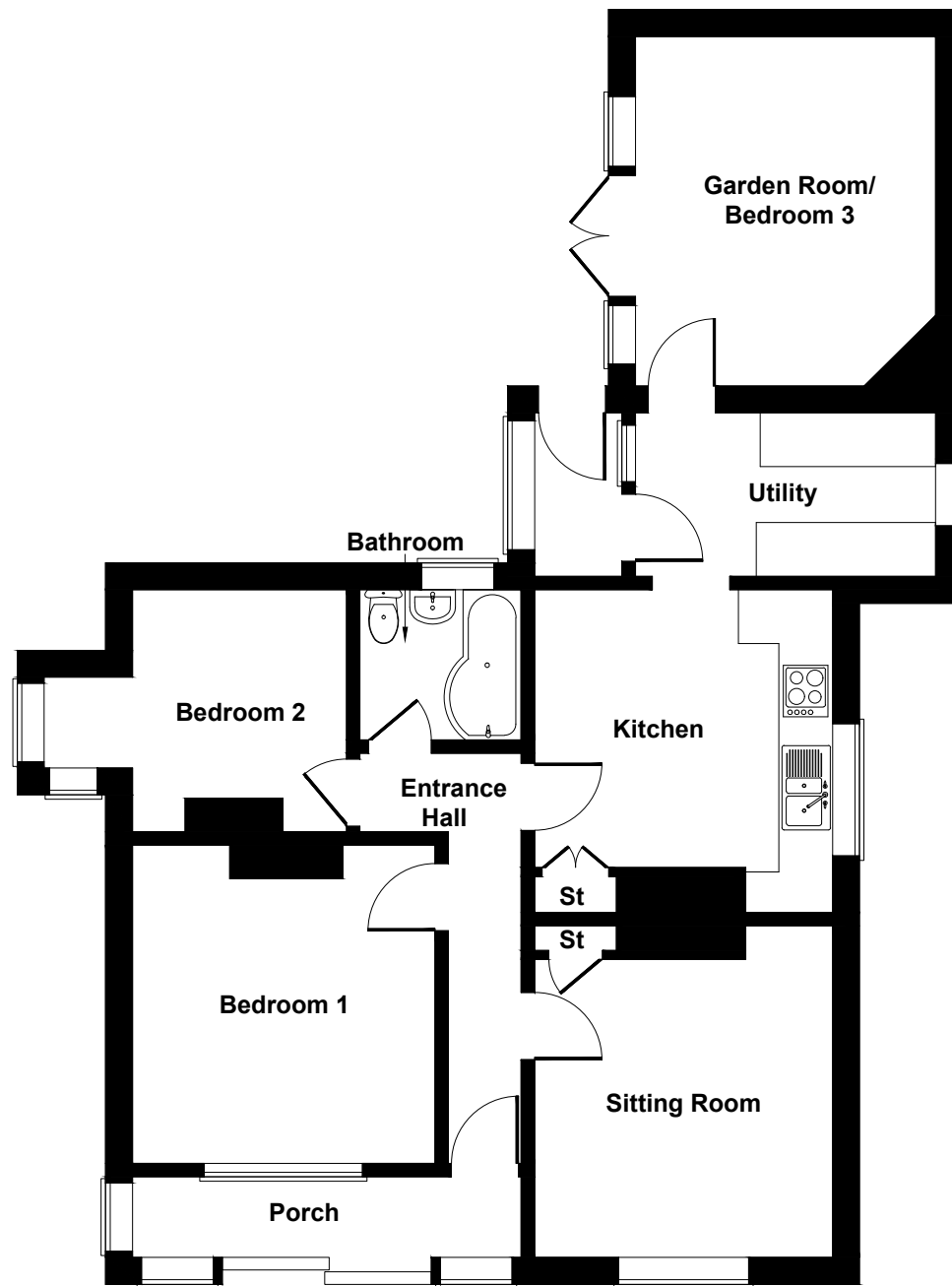
Location

Lydford is a highly popular pretty village with some truly beautiful countryside on your doorstep, steeped in history and well served by a primary school, farm shop and three pubs. Lydford Gorge is at one end of the village and offers great woodland walks. On the other side of the village the open expanses of Dartmoor can be accessed whether hill walking or simply taking the dog out. The nearby towns of Okehampton and Tavistock are both easily accessible by car or bus as are the nearby cities of Plymouth and Exeter.

Accommodation

The existing bungalow has been well maintained and has two bedrooms, kitchen, utility room, sitting room and a garden room that could be used as bedroom 3. Outside there is a driveway providing off-road parking for two to three cars. There are pleasant level gardens that wrap around the property and the south facing aspect allows for a wonderful sunny spot during the spring and summer months as well as superb open views over the surrounding countryside.





Not to Scale. Produced by The Plan Portal 2024
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Accommodation

Ground Floor

Porch 15'10" x 2'10" (4.83m x 0.86m)

Entrance Hall 6'2" x 14'9" (1.88m x 4.50m)
 (L-shaped)

Sitting Room 11'1" x 11'4" (3.38m x 3.45m)

Kitchen 11'1" x 12'6" (3.38m x 3.81m)

Utility 11'5" x 6'1" (3.48m x 1.85m)

Bedroom 3/Garden Room 13'0" x 11'3"
 (3.96m x 3.43m)

Bedroom 1 11'10" x 11'3" (3.61m x 3.43m)

Bedroom 2 9'0" Ext. to 11'3" into Bay x 9'6"
 (2.74m Ext to 3.43m into Bay x 2.90m)

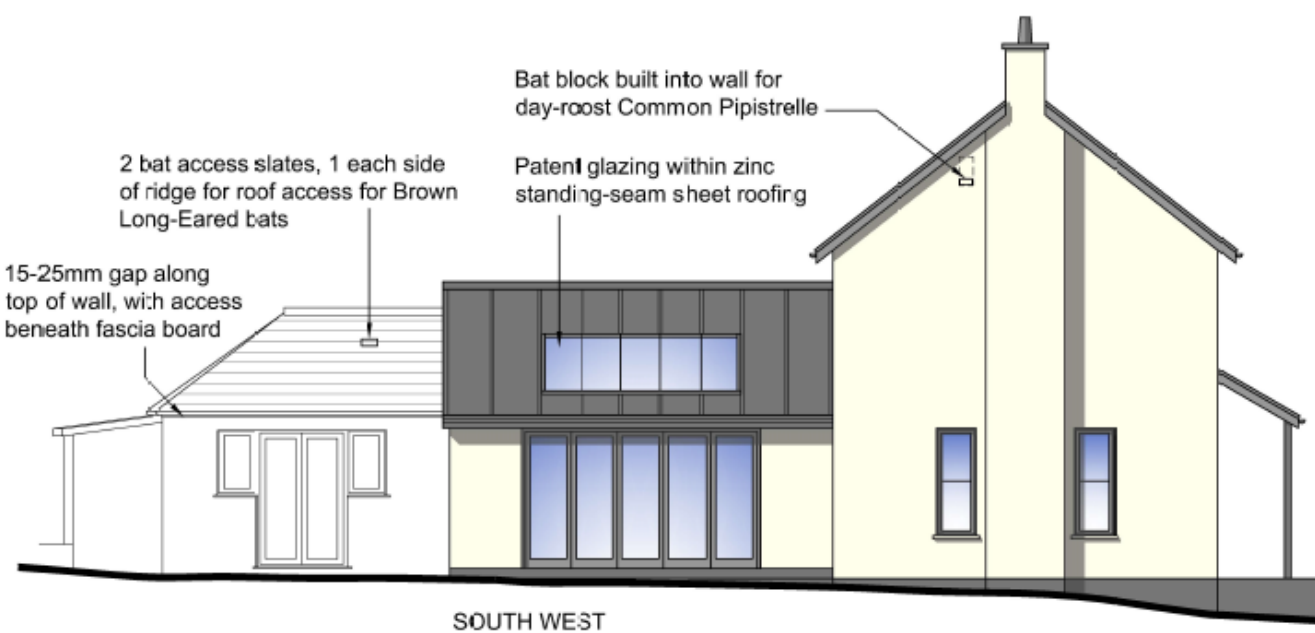
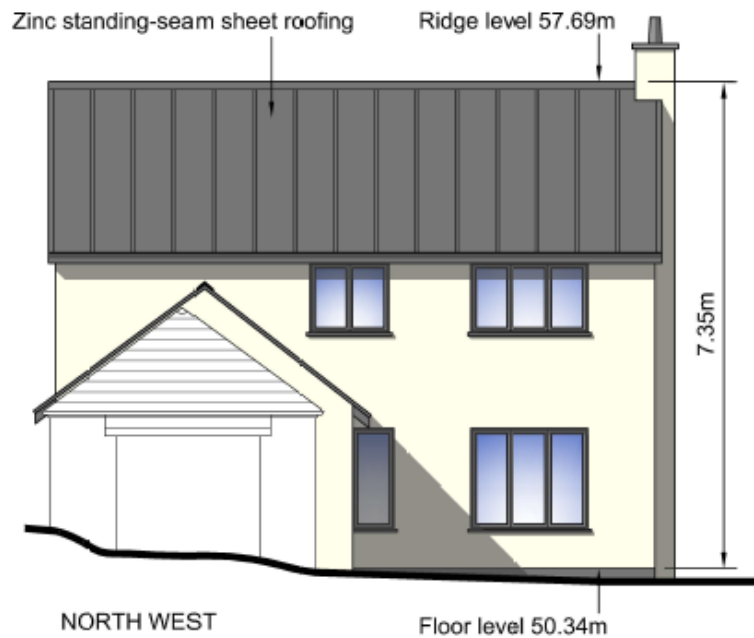
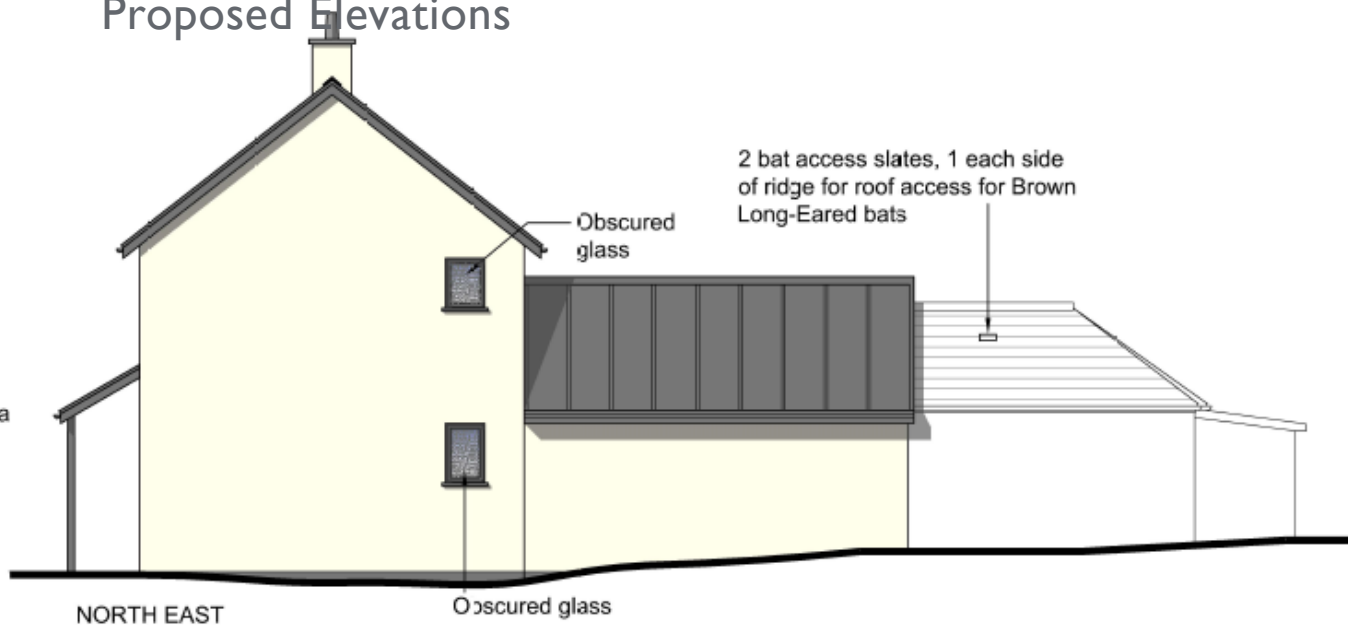
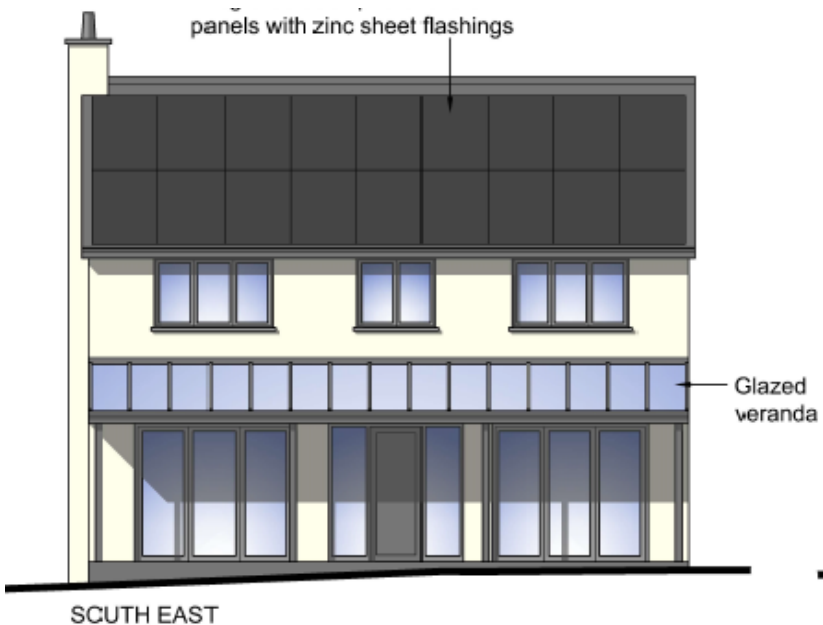
Bathroom 6'0" x 6'1" (1.83m x 1.85m)

Services: Mains electricity, water and drainage.
 Oil storage tank. Oil boiler - we understand
 the boiler is not currently working.

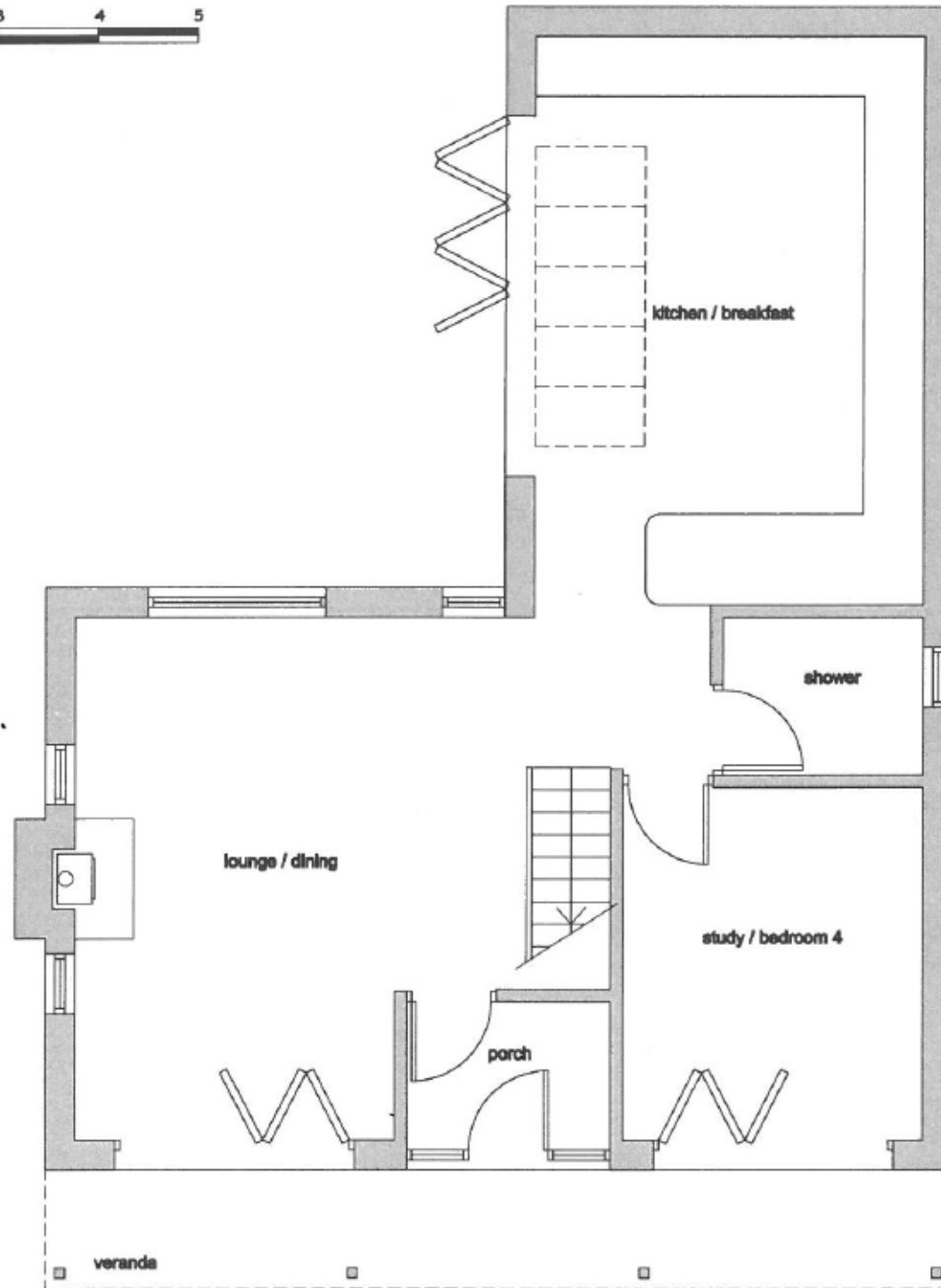
Council Tax Band: D

Tenure: Freehold

Proposed Elevations

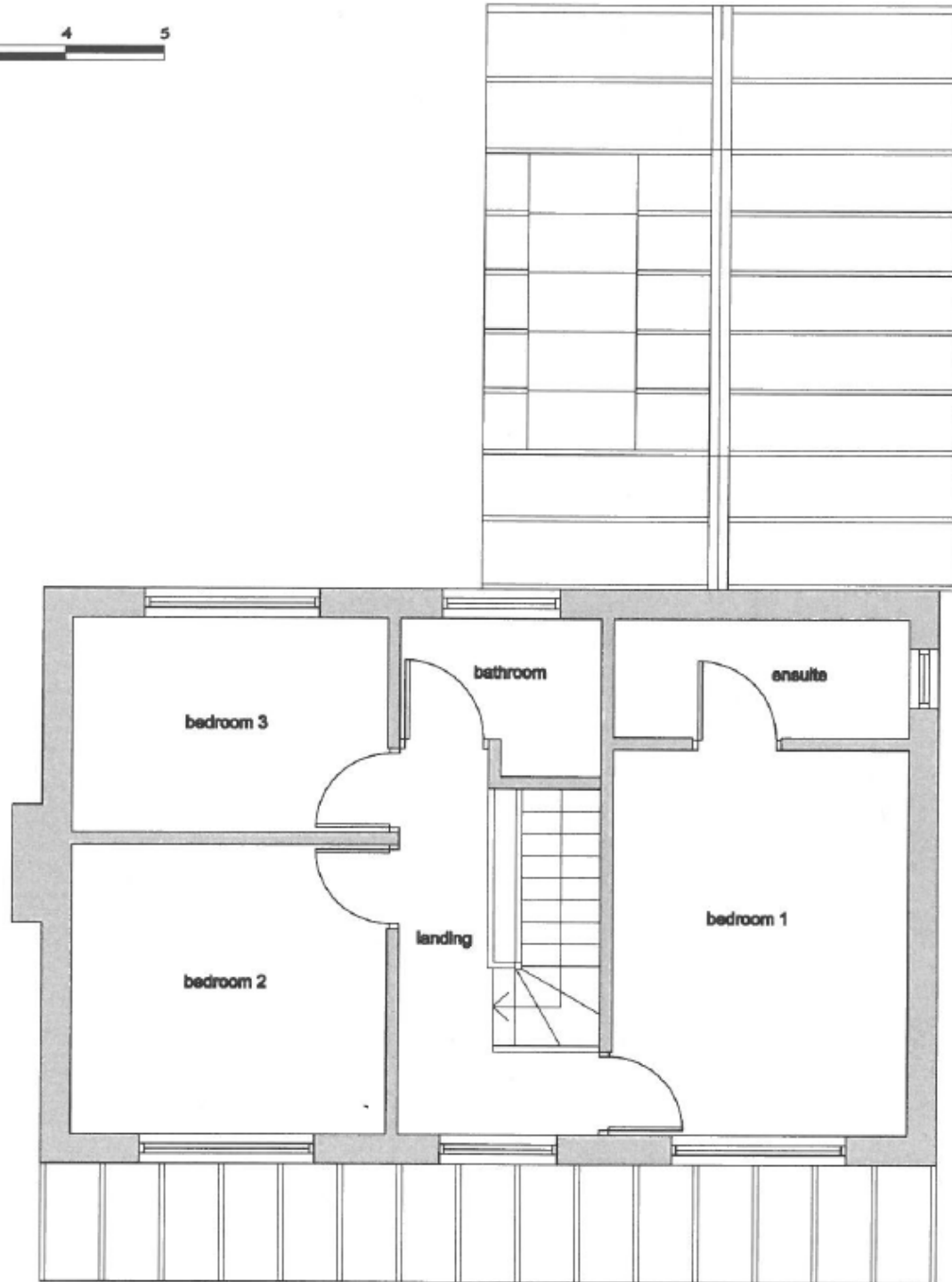
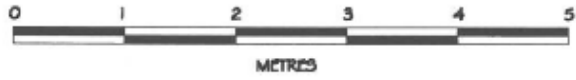


Proposed New Ground Floor



GROUND FLOOR PLAN

Proposed New First Floor



FIRST FLOOR PLAN

View of Dartmoor National Park



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VIEWING:

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