



Moor View

Broadwoodwidge, Lifton, Devon, PL16 0JS

EPC: E and C Council Tax: D and A Tenure: Freehold

Bedrooms: 4 Reception Rooms: 1 Bathrooms: 1 Plus 1 Bedroom Annexe

Guide: £625,000

FINE & COUNTRY

KEY FEATURES

- Large and flexible equestrian property.
- Semi-detached four bedroom bungalow.
- Located in a popular area of West Devon.
- Having flexible accommodation.
- Further detached one bedroom high quality annexe.
- Attractive front and rear gardens.
- Oil fired central heating and UPVC double glazing.
- 1.8 acres of pasture immediately at the rear.
- Far reaching views from the front towards Dartmoor.
- Accessible location in the west Devon countryside.
- Good proximity to Roadford Lake with all its recreational facilities.
- Suited to those who have horses and multi-generational families
- Viewing highly recommended.







SELLER INSIGHT

“ Moor View is nestled in the Devon countryside with amazing views across the valley where Brentor Church and neighbouring Tors are clearly visible.

Within three miles we have two villages each having a Doctors surgery, School, Village Shop, with a post office, restaurants and public houses. A well known farm shop selling locally grown produce and sporting an excellent restaurant ideal for lunch with friends is also easily accessible.

This property has been a peaceful haven for us during the time spent here, the horses have enjoyed the pasture and we will miss the tranquillity. It is now time for us to offer the lifestyle to the next occupants.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



STEP INSIDE

Moor View

This semi-detached bungalow known as Moor View dates back to the 1960's and has highly flexible accommodation. Rooms include a dual aspect light and airy lounge which has a wood burning stove which warms the room from where there are far reaching views with Dartmoor in the distance. The dual aspect extended kitchen/dining room has a range of matching kitchen units with space for a dining table and access to the rear garden.

The four bedrooms share use of the family shower room which has an adjacent WC.

The comfortable detached one bedroom single storey annexe was built in 2015 and has light and airy accommodation with an open living space and large double bedroom with en-suite shower room/WC with large shower. It could be used for accommodation for a dependant family member or let out to provide income.



STEP OUTSIDE

Moor View

Externally, the grounds in total extend to around two acres and are found at the rear of the property. They are well enclosed, suitable for grazing stock and feature a detached garage with wash room having a freestanding washing machine and tumble dryer. At the rear, the land has a field shelter which makes for ideal grazing for those with livestock. There are far reaching views from either elevation towards the moors.



LOCATION

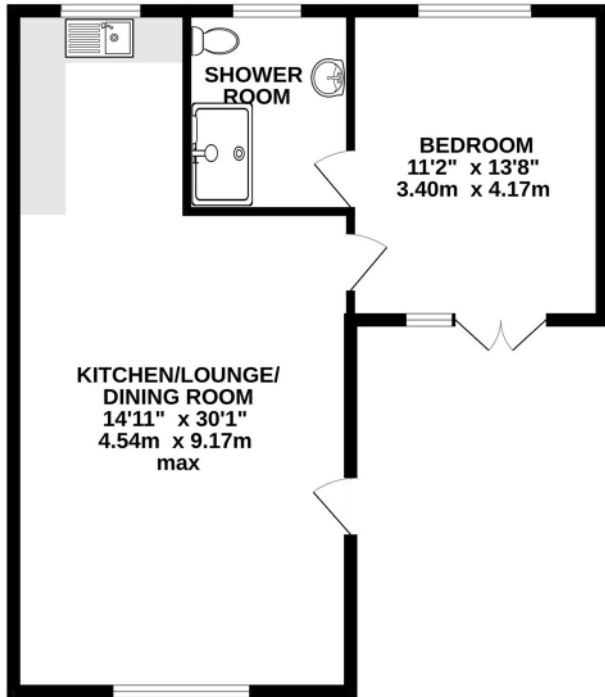
Moor View

Moor View is located in the heart of the West Devon countryside approximately two miles from the small village of Broadwoodwidge. The village has a Parish Church. Further village amenities being found at the nearby village of St. Giles-on-the-Heath with amenities including a Post Office and Shop, Public House, County Primary School and Church. Roadford Lake is just a few miles from the home and has excellent water sports facilities and the perfect environment for walking and relaxing. The ancient former market towns of Launceston (6.8 miles), Okehampton (15.2 miles) and Tavistock (13.9 miles) all boasts a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road which gives access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction. Excellent transport links can be found in the Cathedral City of Exeter by road, rail and air (Exeter International Airport) which is about 39 miles distant. The Continental Ferryport and City of Plymouth is approximately 29 miles distant and has regular cross channel services to France and Spain.

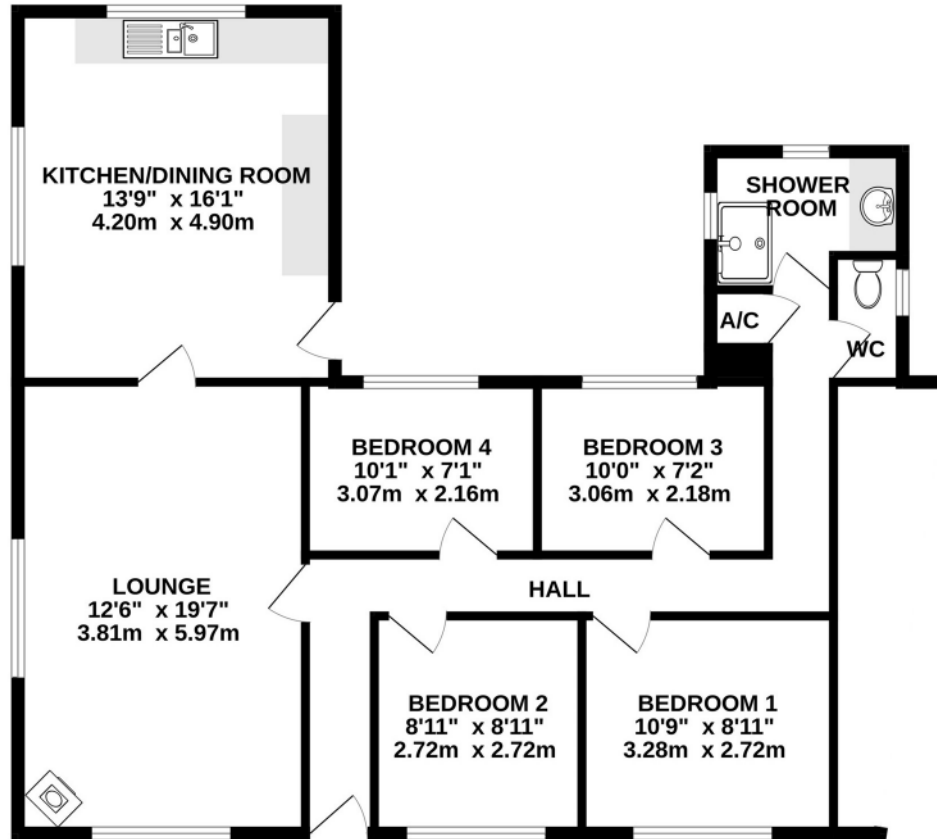
DIRECTIONS

From Launceston Town Centre proceed down the A388 towards Newport. Upon reaching the roundabout at Newport turn right heading up Dutson Road continuing along the A388 towards St Giles-On-The-Heath. Proceed over Netherbridge and take the third right hand turning signposted towards Thornmoor/Broadwoodwidge. Continue for several miles passing through Thornmoor continuing along the straight road where Moor View will be identified on the left hand side marked with a Fine and Country For Sale Board.

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Annexe



Moor View

Floor plans are for identification purposes only and are not to scale.

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Andrew Simpson
CPEA MNAEA

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