



Salisburys

Lydford, EX20

Offers In Region Of £775,000

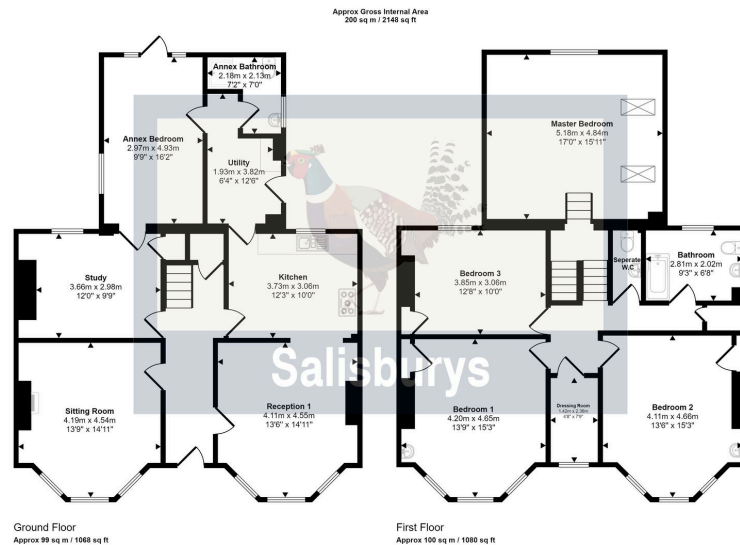
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- Substantial Victorian property
- Large mature gardens
- Separate Annex potential
- Large vaulted Master bedroom
- Garage and parking
- On the edge of Dartmoor National Park
- Semi Rural Location
- 5 Reception rooms
- 4 bedrooms
- Opportunity to refurbish and update



OPEN TO SENSIBLE OFFERS, this substantial and well proportioned Victorian property is situated in large mature grounds, in a semi-rural location near Lydford. Sedgeford House is a handsome period property, offering scope for refurbishment and updating with flexible accommodation as follows:- 3 Reception Rooms (2 Living Rooms and a Library/ Study), Kitchen with AGA, Annex (Bedroom, Bathroom & Lounge), Utility area, vaulted Master Bedroom, three further large double bedrooms and a Dressing Room (potential for Jack & Jill bathroom), Family Bathroom plus separate w.c. Externally, the house is set within large grounds mainly laid to lawn, with mature shrubs and trees and with a rockery and patio to the rear of the property. Driveway parking is available in front of the single garage. The front of the property has a dwarf wall, ornate cast iron railings and a lawned garden with shrub borders. The property is offered to the market CHAIN FREE.



The floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 200.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	40 E	
21-38	F		
1-20	G		

