



WHITCHURCH

£565,000



LITTLE CASEY

Whitchurch, Tavistock PL19 9LE

*Spacious detached family home
in a small rural hamlet on the edge of Whitchurch Down*

Three Bedrooms - Master Ensuite

22ft Sitting/Dining Room

33ft Garden Room

Secluded Gardens of Approximately One Acre

Double Garage & Greenhouse



£565,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

mansbridgebalment.co.uk



3



3



2

SITUATION AND DESCRIPTION

A detached family home in private and secluded gardens of almost one acre, located in a small rural hamlet on the edge of Whitchurch Down yet within easy reach of Tavistock town centre and the amenities therein.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival.

Plymouth is only 15 miles away with fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

This detached family home affords spacious and comfortable accommodation arranged over two floors, the principal rooms taking full advantage of the sunny, southerly aspect and the views over the garden. The accommodation is in good order throughout and has clearly been maintained to a high standard but would now benefit from a degree of modernisation. Double glazing has been installed and the property is warmed by oil fired heating. Over the years, the house has been extended to the side and rear and further alterations may be possible, subject to obtaining Planning Consent from Dartmoor National Park.

The property is approached by a sweeping driveway leading to a double garage. The house stands in its own extensive grounds and gardens, totalling almost one acre, affording a high degree of privacy and seclusion.



ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

ENTRANCE DOOR

Canopied wooden entrance door with glazed side panel and courtesy light.

VESTIBULE

Doors to:

CLOAKROOM

Coloured suite comprising pedestal wash handbasin, low flush WC; radiator; opaque window to front.

RECEPTION HALL

Turning stairs to first floor; useful understairs storage cupboard; radiator. Doors to:



STUDY

13' 5" x 7' (4.09m x 2.13m)

Radiator; box bay window to side receiving borrowed light from the utility room.

SITTING/DINING ROOM

22' (6.71m x 0m) 22' 4" narrowing to 13' 10" x 22' 0" (6.81m narrowing to 4.22m x 6.71m)

A very spacious reception room, L-shaped. Open fire in a cut stone fire surround with timber mantel and stone hearth; coved and textured ceiling; three radiators; ample space for dining table and chairs; bay window to front; window to side; window to rear and French doors with side window to garden room.

KITCHEN

14' 4" x 14' 2" narrowing to 9' 1" (4.37m x 4.32m narrowing to 2.77m)

Fitted with a range of wall and base units with medium oak frontages and square edge worksurfaces over, incorporating a stainless steel twin bowl sink unit with mixer tap over; four ring halogen hob; eye level oven and grill; plumbing for dishwasher; Stanley stove with twin hotplates and oven (and oil fired back boiler providing hot water and central heating); window to side; window to rear receiving borrowed light from the garden room. Doors to:



LAUNDRY ROOM

14' 8" x 10' 2" (4.47m x 3.1m) maximum

Belfast sink; plumbing for automatic washing machine; radiator; space for additional white goods, as required; windows to side and rear; glazed door to outside.

GARDEN ROOM

33' x 8' 10" (10.06m x 2.69m)

Running the width of the building with large windows overlooking the garden and taking full advantage of the sunny southerly aspect, this versatile room can be put to a variety of uses. Two radiators; French doors to outside and garden.

FIRST FLOOR:

HALF LANDING

Large leaded window to front with stained glass motifs.

MAIN LANDING

Coved and textured ceiling; access to roof space; linen cupboard with radiator and shelving. Doors to:

BEDROOM ONE

14' 6" x 13' 1" (4.42m x 3.99m)

Coved and textured ceiling; radiator; dual aspect windows to side and rear overlooking the garden. Door to:

ENSUITE

13' 10" x 8' (4.22m x 2.44m)

Fully tiled with a white suite comprising panelled bath, pedestal wash handbasin, fully tiled shower cubicle with Aqua Lisa mains shower, low flush WC; radiator; window to front.

BEDROOM TWO

15' x 10' 4" (4.57m x 3.15m)

Double wardrobe with hanging rail and shelf; coved and textured ceiling; windows to side and rear overlooking the garden.



BEDROOM THREE

11' 8" x 10' 4" (3.56m x 3.15m) maximum

Built-in double wardrobe with hanging rail and shelf; radiator; window to rear overlooking the garden.

FAMILY BATHROOM

Fully tiled with a white suite comprising panelled bath with Aqua Lisa shower over and etched glass shower screen, low flush WC, pedestal wash handbasin; built-in airing cupboard housing hot water cylinder with slatted linen shelving; radiator; window to side.



OUTSIDE:

The property is one of a handful in the small rural hamlet on the edge of Whitchurch Down and is approached from a quiet parish lane by passing over a cattle grid which leads in turn to a sweeping tarmac driveway providing ample parking and turning for several vehicles and access to the:

DOUBLE GARAGE

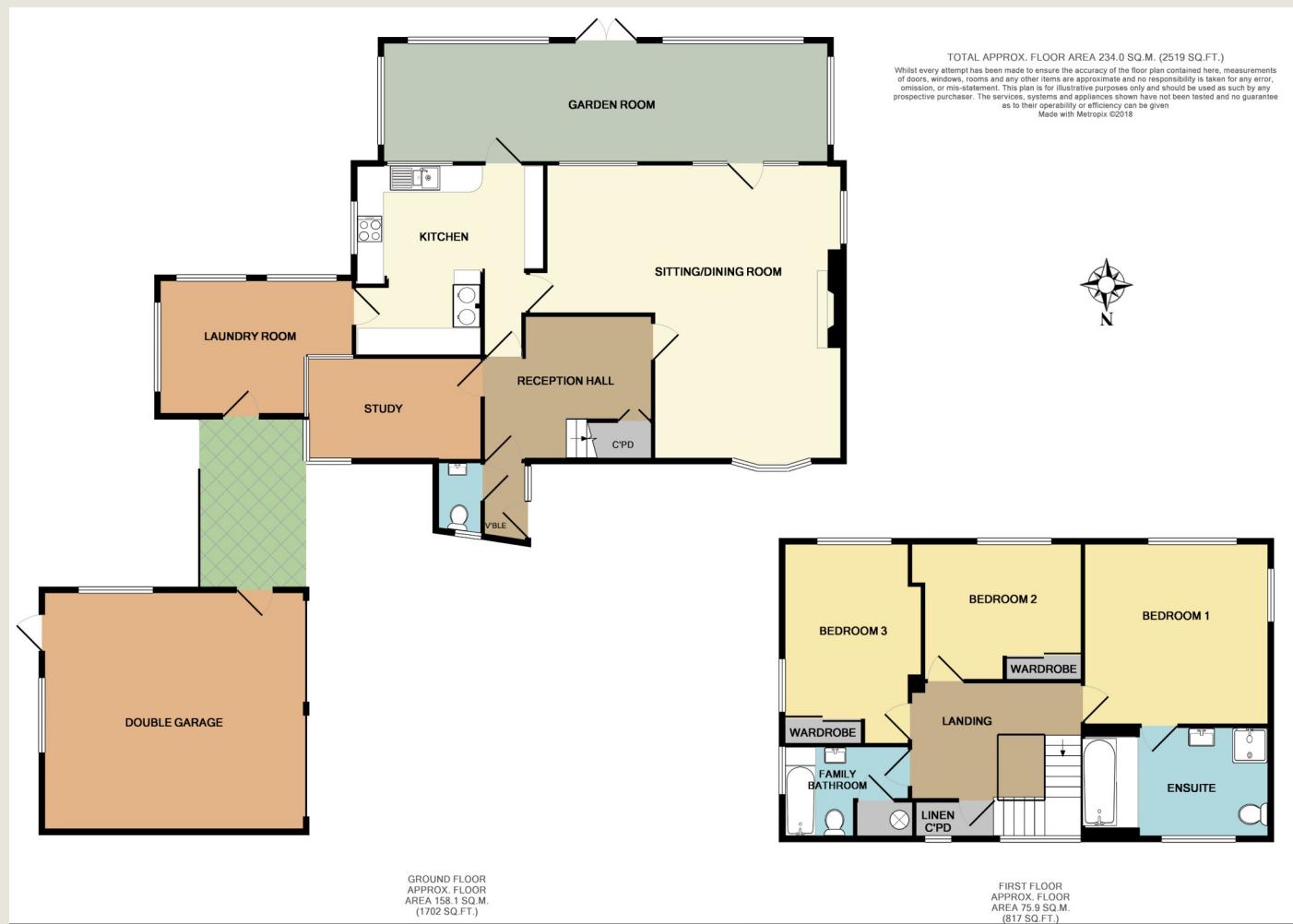
19' 8" x 18' (5.99m x 5.49m)

Two up and over doors; power and light supply; fitted workbench; windows to side and rear; door to garden.

The house sits in its own extensive grounds and gardens, totalling almost one acre, which are predominantly laid to lawn, interspersed with well stocked beds and borders, specimen plants, trees and shrubs, designed to provide an array of seasonal colour. The gardens are South facing with a sunny aspect and not overlooked from any direction so are perfect for those who appreciate their privacy.

To the far side of the house, in a corner of the garden behind the garage, there is a previously productive kitchen garden, complete with timber shed and aluminium framed greenhouse.





SERVICES

Mains electricity, mains water, private drainage via a septic tank, oil fired central heating and hot water served by a back boiler on the Stanley range in the kitchen.

OUTGOINGS

We understand this property is in band 'G' for Council Tax purposes.

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, proceed over Abbey Bridge, turning right at the roundabout into Whitchurch Road. Take the second turning on the left into Down Road and proceed up the hill to the Golf Club. Pass the Golf Club on the left hand side and continue on the same road across the golf course and onto Whitchurch Down. At Five Ways Crossroads, proceed straight ahead signposted to Caseytown. Continue along where the entrance to the property will be found shortly thereafter, on the left hand side.

BETTER COVERAGE, WIDER CHOICE
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY
Tel: 01822 612345
E: tavistock@mansbridgebalment.co.uk



TAVISTOCK · YELVERTON · BERE PENINSULA · OKEHAMPTON
PLYMOUTH CITY · NORTH PLYMOUTH · LONDON MAYFAIR

* **PL19, PL20, EX20**

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.