



mansbridgebalment

HORSEBRIDGE

£550,000



# LOWER STROWL

Horsebridge, Tavistock PL19 8PJ

*Extremely spacious and well proportioned detached family home  
in an idyllic rural location within this desirable riverside hamlet*



Three Double Bedrooms & Three Bathrooms

Five Reception Rooms

Triple Aspect Study

16ft Kitchen with Aga

Annexe Potential

Gardens of Approximately One Acre

Stunning Panoramic Views

**£550,000**



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

[mansbridgebalment.co.uk](http://mansbridgebalment.co.uk)



### SITUATION AND DESCRIPTION

An extended and extremely spacious three double bedroom three bathroom five reception room plus study detached country home with annexe potential, set in attractive gardens of approximately one acre with detached double garage and multiple outbuildings. The property enjoys stunning panoramic views over the River Tamar and countryside beyond towards Kit Hill and is peacefully situated in an idyllic rural location within the highly desirable riverside hamlet of Horsebridge just seven miles from the market town of Tavistock. Horsebridge is an ancient crossing point of the River Tamar, the bridge itself dated 1437 and has its own 15th century public house, the Royal Inn, and is also in the catchment area for the well regarded county primary school at Milton Abbot..

This well proportioned family home is approached via a long sweeping driveway and was originally built circa 1988 with later extensions and has been well designed to maximise the views from its special location and offers potential to create an annexe, if desired (subject to planning). The light and airy versatile accommodation briefly comprises: open fronted porch, reception hall, cloakroom, kitchen with oil fired Aga, utility room, breakfast room, dining room, sitting room with open fire, living room with open fire, garden room, ground floor shower room, large landing, three double bedrooms (master with ensuite shower room); study and family bathroom.

Outside there are mature and attractive gardens of approximately one acre, off road parking for multiple vehicles, detached double garage, workshop/additional garage, open fronted tractor/boat store; garden store and old chicken coop. The property also benefits from oil fired central heating and double glazing throughout. Early viewing recommended.

### 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:

Open fronted porch with outside lighting and double glazed wooden front door leads into:

#### RECEPTION HALL

17' 3" x 9' 3" (5.26m x 2.82m) maximum

Built-in cloaks cupboard with hanging and storage; balustrade staircase rises to first floor with built-in understairs storage cupboard; double radiator.

#### CLOAKROOM

6' x 3' 8" (1.83m x 1.12m)

Fitted with low level WC; wall hung wash handbasin; obscure double glazed window to side; radiator.

#### KITCHEN

16' 4" x 10' 7" (4.98m x 3.23m)

Fitted with a range of pine fronted wall and base cabinets with concealed lighting; worksurfaces with wooden splashbacks; inset one and a half bowl sink unit with mixer tap and drainer; space for conventional cooker; space for undercounter appliance; feature oil fired Aga with two ovens and two hotplates; floor mounted Myson oil fired boiler; television point; tiled flooring; double glazed window to site overlooking garden; telephone point; multi-paned door into dining room and open plan into:





#### **BREAKFAST ROOM**

7' 10" x 7' 9" (2.39m x 2.36m)

Continuation of the tiled flooring; built-in bookshelving; access to loft space; spotlighting; double glazed window to side overlooking garden; double glazed door to side providing access to patio and gardens; glazed wooden French doors to living room; double radiator.

#### **UTILITY ROOM**

9' 3" x 6' 9" (2.82m x 2.06m)

Fitted with matching wall and base cabinets with matching roll top worksurfaces and tiled splashbacks; inset stainless steel single sink unit with drainer; space and plumbing for automatic washing machine; space for upright fridge/freezer; space for additional undercounter appliance; double glazed window to side overlooking garden; double glazed door to front providing access to garage, parking and garden; radiator.

#### **DINING ROOM**

10' 4" x 7' 9" (3.15m x 2.36m)

Full height glazed panels to reception hall; double glazed window to rear overlooking garden; radiator; archway leads into:

#### **SITTING ROOM**

22' 9" x 12' 4" (6.93m x 3.76m)

Spacious dual aspect room with feature tiled open fireplace with wooden mantel and surrounding housing a Jotul cast iron woodburning stove; television point; telephone point; double glazed bay window to front overlooking gardens with far-reaching countryside views; additional double glazed window to rear overlooking garden; three wall light points; two double radiators; two multi-paned doors to side lead into:

#### **GARDEN ROOM**

12' 4" x 8' 1" (3.76m x 2.46m)

Light and airy triple aspect room, well designed to maximise the stunning views; exposed beams; tiled flooring; double glazed French doors to both front and rear aspects; large double glazed French doors with matching double glazed panels alongside to side aspect which provides access to the garden and enjoying a lovely vista over the garden and countryside beyond towards Kit Hill.

#### **LIVING ROOM**

16' x 15' 11" (4.88m x 4.85m)

Fabulous light and airy dual aspect room with feature vaulted ceiling with exposed beams and A-frames; feature cast iron woodburning stove set on a tiled hearth; large double glazed sliding patio door to side providing access to patio and garden with countryside views; feature double glazed window above; additional double glazed window to rear; four large double glazed Velux windows; built-in desk area with television point and telephone point; bookshelving; radiator; double wooden doors into:

#### **GROUND FLOOR SHOWER ROOM**

10' x 7' 8" (3.05m x 2.34m)

Fitted with a tiled shower cubicle with chrome thermostatic shower, low level WC, inset stainless steel sink unit with mixer tap and drainer and storage cabinets beneath; large built-in storage cupboards; double glazed window to side; radiator.







## FIRST FLOOR:

### LANDING

17' 7" x 9' 4" (5.36m x 2.84m)

Large landing with built-in airing cupboard with shelving housing a modern hot water cylinder; access to loft space (part converted attic with Velux windows and potential for further accommodation, subject to planning consent); double glazed window to front with far-reaching countryside views; radiator.

### MASTER BEDROOM

14' 10" x 10' 10" (4.52m x 3.3m)

Good sized bedroom with built-in double wardrobe with hanging and storage; double glazed window to rear enjoying a lovely aspect over the garden; four wall light points; radiator; television and telephone point; doors into study and into:

### ENSUITE SHOWER ROOM

8' 4" x 5' 5" (2.54m x 1.65m) minimum

Fully tiled walls and fitted with a four piece suite comprising a tiled shower cubicle, pedestal wash handbasin, low level WC, bidet; double glazed window to rear overlooking garden; radiator.

### STUDY

12' 4" x 8' 10" (3.76m x 2.69m)

Versatile triple aspect room accessed from the main bedroom and again well designed to make the most of its beautiful location; access to loft space; double glazed windows to front, side and rear aspects enjoying panoramic views over surrounding countryside, towards Kit Hill, the ancient bridge and River Tamar; three wall light points; radiator.

### BEDROOM TWO

12' 5" x 10' 9" (3.78m x 3.28m) minimum not including wardrobe

Built-in double wardrobe; double glazed windows to side and rear aspects; radiator.

### BEDROOM THREE

11' 11" minimum not including wardrobe x 11' 8" into bay (3.63m x 3.56m)

Another light and airy room with built-in double wardrobe; television point; double glazed bay window to front; enjoying lovely panoramic views over the River Tamar and countryside beyond; radiator.

### FAMILY BATHROOM

8' 8" x 6' 10" (2.64m x 2.08m)

Part-tiled and fitted with a matching coloured suite comprising panelled bath with shower mixer taps; pedestal wash handbasin; shaver light; low level WC; dado rail; obscure double glazed window to front; radiator.



## **OUTSIDE:**

The property is beautifully set in its own grounds of approximately one acre, surrounded by mature gardens which are another particular feature of this lovely family home.

To the front a five bar vehicular gate opens to a long sweeping driveway which leads up to the main entrance and detached double garage and provides off-road parking for multiple vehicles with the driveway and path continuing through the garden providing access to additional outbuildings and garaging for ride-on mower/tractor/boat.

The extensive garden surrounds the property on all sides with mature borders. To the front are various sections of lawn, one with a large ornamental fishpond, additional annular pond and enjoys the views towards Kit Hill. The lawn continues to the side of the property interspersed with a wide variety of mature plants, shrubs and trees. A large paved patio at the side continues to the rear of the property and can be accessed from the living room, garden room and breakfast room, providing a special space for outside dining, entertaining or just to enjoy the peaceful surroundings and stunning countryside views.

The lawn slopes up behind the property with the rear garden backing onto fields with some formal lawn and some left to nature, again interspersed with a colourful array of plants, shrubs and trees including azaleas, camellia and rhododendron, and enjoying the fabulous vista. This section of garden also benefits from a greenhouse (measuring 8' x 6') with a pretty stream separating it from the other side garden. A wooden bridge connects the side garden with main rear garden, which has a section of woodland with mature trees and further lawned areas.

This section of garden also has the multiple wooden outbuildings:

### **WORKSHOP/ADDITIONAL GARAGE**

21' x 12' (6.4m x 3.66m)

Wooden in construction; dual aspect with power and lighting; windows to both side aspects; double doors to front; workbench running nearly the full length of the workshop; shelving.

### **OPEN FRONTED TRACTOR/BOAT STORAGE AREA/LOG STORE**

18' x 15' (5.49m x 4.57m)

Lighting.

### **WOODEN GARDEN SHED**

12' x 6' (3.66m x 1.83m)

### **OLDER WOODEN CHICKEN SHED**

7' x 5' (2.13m x 1.52m)

Now used for storage.

### **DETACHED DOUBLE GARAGE**

18' 2" x 17' 3" (5.54m x 5.26m)

Pitch tiled roof; fitted with a remote controlled electronic up and over double garage door; power and lighting; outside water tap; shelving; access door to side.







**SERVICES**

Mains electricity, mains water, private drainage and oil fired central heating.

**OUTGOINGS**

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

**VIEWING**

By appointment with MANSBRIDGE BALMENT on 01822 612345.

**DIRECTIONS**

Leave Tavistock via the B3362 heading towards Lamerton and Milton Abbot. Pass through the village of Lamerton and continue on, passing Carrs Garage on the left hand side. Continue for approximately 1 mile to Tuell Post before turning left at the crossroads signposted Sydenham Damerel. Continue for approximately 1.5 miles, passing through the village before turning right at the T-junction to Horsebridge. Pass the 15th Century Royal Inn on the left and just before the bridge turn left where the property will then be found immediately on the left hand side as indicated by our 'For Sale' sign.

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*\* PL19, PL20, EX20*

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