



Ash Grove House



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5 Fortesque Court, Lamerton, Devon PL19 8GL

Tavistock 2.5 miles Plymouth 20 miles Exeter 41 miles

The largest detached new home within a select development of just five homes, complete with gardens, gated drive, double garage, orchard and private allotment.

- High-quality Design
- 5 Bedrooms, 2 Bathrooms
- Corner-plot Garden
- Double Garage
- Choice of Finishes
- Unique Development
- Master Suite with Balcony
- Private Allotment and Orchard
- Enclosed, Gated Drive
- Ready for Occupation

Guide Price £725,000

SITUATION

This superb new home is located on the outskirts of the popular village of Lamerton, approximately 2.5 miles from the hugely desirable market town of Tavistock. Local amenities within Lamerton include the Blacksmith Arms Public House and a "Good" OFSTED-rated primary school. Tavistock is a thriving market town in West Devon forming part of a designated World Heritage Site, rich in history and tradition dating to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, 13 miles to the south, offers extensive amenities with the added attraction of its coastal access. The cathedral city of Exeter lies 40 miles to the northeast, providing connections to London and the rest of the UK via its railway links, the M5 motorway and its international airport.



DESCRIPTION

The largest home within this select development of five high-quality new houses built on this unique cul-de-sac site, Ash Grove House is a detached 5-bedroom, 2-bathroom executive-style family home due for completion in May 2020. Sitting on a generously sized corner plot with gardens to the front and back, a gated and enclosed driveway, detached double garage and open aspect to the rear, this home will appeal to a variety of buyers who will have the potential to personalise some of the specification of their new home, depending on the stage of construction. The houses will be of traditional construction, as rendered cavity blockwork faced in stone and natural slate roofs. Two added attractions are the private allotment garden and orchard which are being provided by the developers. New build homes of this standard are rarely found.

ACCOMMODATION

Ash Grove House will be a 2-storey, detached home, entered on the ground floor into a reception hall. A modern cloakroom will be found off the hall together with a useful storage cupboard. A set of double doors give access from the hall to the comfortable, open-plan living/dining room, which is itself open into the kitchen. To the side of the kitchen will be found a separate utility room with space for laundry appliances and access to the integral garage. Patio doors will lead from the Dining area out to the rear garden. Additionally on the ground floor will be a separate study, positioned to look out over the front aspect towards the orchard and large front garden. Stairs from the hall lead up to the first floor landing where there are doors to the five bedrooms. The master bedroom suite will have a well-appointed en-suite bathroom and dressing area, and will also benefit from a balcony which will look out over neighbouring countryside to the rear. The second bedroom will have its own balcony with private access. The family bathroom will feature an attractive suite, comprising a panelled bath, shower enclosure, low-level WC and wash basin.

OUTSIDE

One of the outstanding features of this new build site is the outside space provided for each plot. As well as generously sized front and rear gardens in addition to a gated driveway, each plot has the additional benefit of its own allotment space to truly live the good life! Furthermore, plot 5 will come complete with its own orchard adjacent to the allotment. The gardens will be enclosed by timber fencing to the sides, with the rear boundary being a hedge-enclosed post and rail fence. At the front, the metal gated driveways will be enclosed from the cul-de-sac by stone walling topped with black metal fencing. Ash Grove House benefits from its own detached double garage on the drive.

SERVICES

Mains water, gas, electricity and drainage will be connected to the property. Please note the agents have neither inspected nor tested these services.

VIEWING

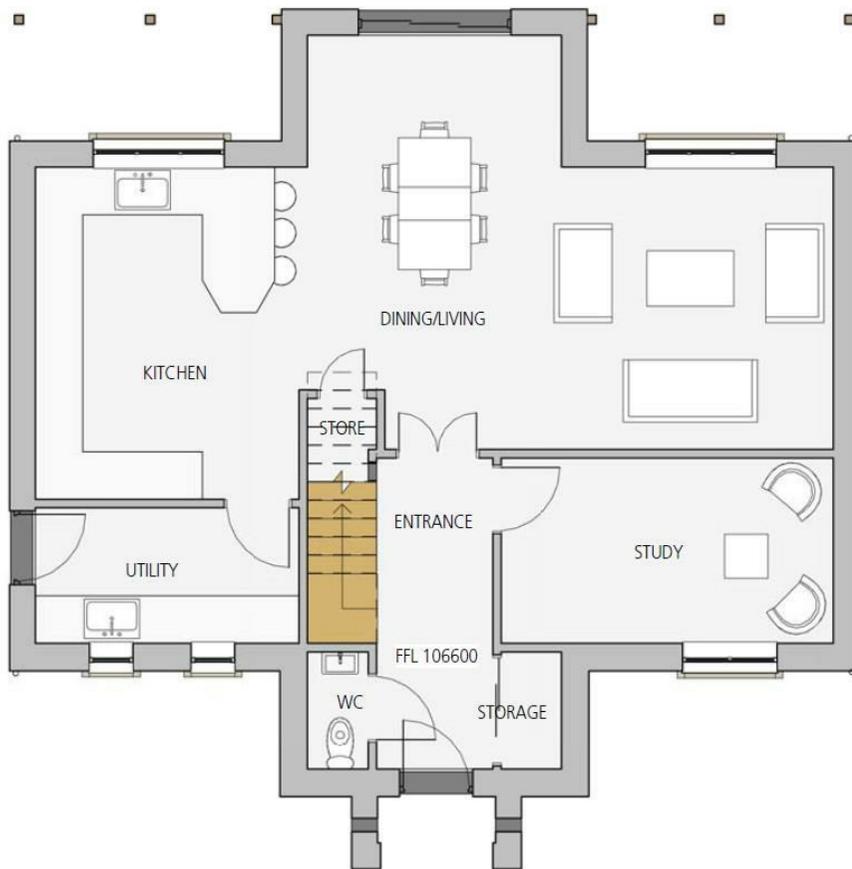
Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

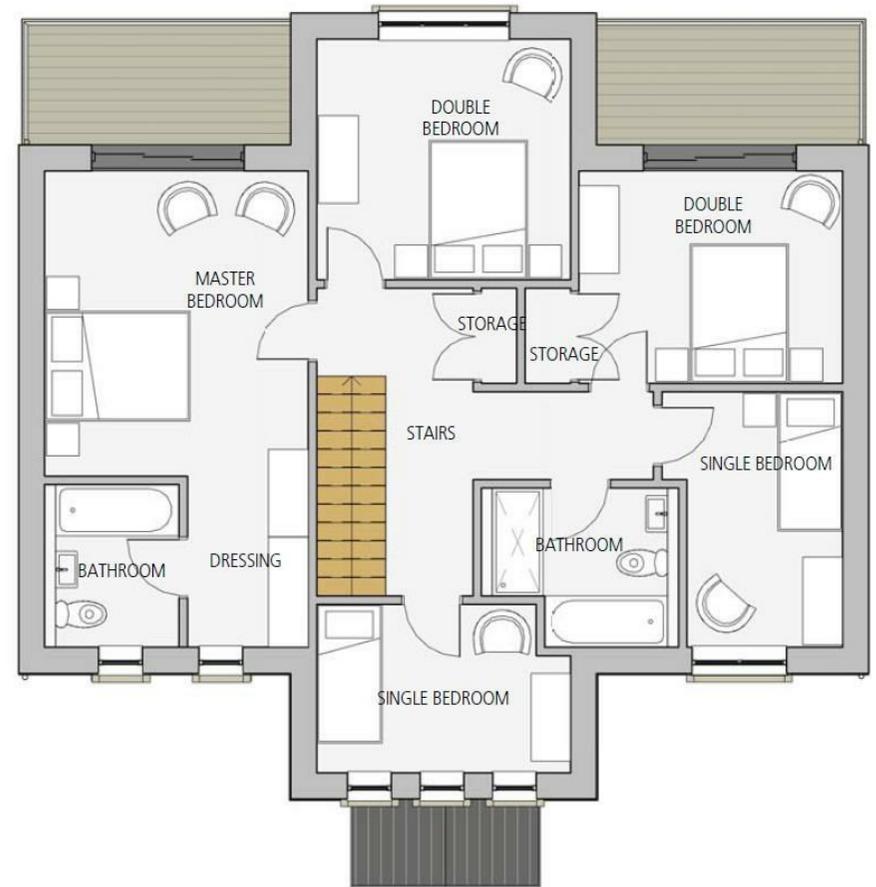
From Tavistock, proceed northwest out of the town on the New Launceston Road towards Lamerton. After approximately 2 miles, the development will be seen on your left as you pass through Rushford.



These particulars are a guide only and should not be relied upon for any purpose.



Plot 5 Ground Floor Plan



Plot 5 First Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	92
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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