



mansbridgebalment

TOWNLAKE

£390,000



# FOXCOMBE

Townlake, Tavistock PL19 8PQ

*Spacious and well presented modern detached family home  
with character features,  
in a peaceful situation in this quiet Tamar Valley hamlet*



Three Double Bedrooms (Master Ensuite)  
22ft Triple Aspect Kitchen/Dining/Family Room with Rayburn  
22ft Sitting Room with Woodburner  
Grounds & Gardens of Approximately 0.75 Acre  
Far-Reaching Countryside Views  
No Onward Chain

**£390,000**



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

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### SITUATION AND DESCRIPTION

Offered with no onward chain, a well presented modern three double bedroom two bathroom detached family home with character features enjoying far reaching countryside views and set on a large plot of approximately three quarters of an acre, peacefully situated in the quiet hamlet of Townlake within the Tamar Valley, a designated Area of Outstanding Natural Beauty, and just five miles from the sought after market town of Tavistock.

This lovely home was built in 2000, originally with four bedrooms, and has been further enhanced and altered by the current owners with extremely well proportioned reception areas and generous bedrooms and outside there are attractive formal gardens together with paddock/kitchen gardens which back onto farmland, both of which benefit from the lovely aspect over the surrounding countryside.

The light and airy accommodation briefly comprises: entrance hall, 22ft triple aspect kitchen/dining/family room with Rayburn, 22ft sitting room with fabulous open fireplace, 16ft conservatory, spacious landing, three double bedrooms (master ensuite) and family shower room. There is driveway parking for two-three vehicles and gardens and grounds of approximately 0.75 of an acre. The property also benefits from solid fuel central heating, Pv solar panels providing an income 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:

Obscure double glazed solid oak front door with outside lighting leads into:

#### **ENTRANCE HALL**

12' 8" x 6' 2" (3.86m x 1.88m)

Coat hooks; angled staircase rises to first floor; solid oak flooring; wooden double glazed window to rear into conservatory; spotlighting; radiator; glazed oak door into sitting room and solid oak door leads to:

#### **KITCHEN/DINING/FAMILY ROOM**

22' 7" x 14' 8" (6.88m x 4.47m)

Spacious light and airy triple aspect room, a real hub of this family home. Fitted with a range of matching wooden fronted base cabinets with worksurfaces and tiled splashbacks; inset ceramic one and a half bowl sink unit with mixer tap and drainer; feature thermostatic controlled solid fuel Rayburn with two ovens and two hotplates which also serves the central heating and hot water system; inset Indesit two ring induction hob; space and plumbing for dishwasher and automatic washing machine; space for upright fridge/freezer; extractor fan; recessed spotlighting; solid oak flooring; breakfast bar currently used as a log store for the Rayburn; double glazed window to rear overlooking garden; additional double glazed windows to both side aspects; glazed wooden door leads into conservatory and oak door leads into:

#### **SITTING ROOM**

22' 9" x 13' 2" (6.93m x 4.01m)

Another spacious reception room with feature stone fireplace with slate mantel and hearth housing a modern cast iron woodburning stove; television point; telephone point; spotlighting; exposed oak flooring; part wood panelled walls; two double glazed windows to front with countryside views; radiator.





### CONSERVATORY

16' 2" x 8' (4.93m x 2.44m)

Wooden in construction with dwarf walling; spotlighting; tiled flooring; wooden French doors to rear lead out onto garden.

### FIRST FLOOR:

#### LANDING

12' 8" x 10' (3.86m x 3.05m) plus 7' 10" x 4' 6" (2.39m x 1.37m)

Spacious dual aspect landing with access to loft space with ladder; spotlighting; double glazed windows to both side and rear aspect with pleasant outlook; radiator.

#### MASTER BEDROOM

15' maximum x 13' 2" (4.57m maximum x 4.01m)

Two wall light points; oak flooring; double glazed window to front with panoramic far-reaching countryside views; double radiator; solid wooden door leads into:

#### ENSUITE SHOWER ROOM

9' 9" x 3' 2" (2.97m x 0.97m)

Fitted with a white suite comprising newly refitted tiled shower cubicle with Mira chrome thermostatic shower, low level WC, wall hung wash handbasin; extractor fan; spotlighting; wooden flooring; obscure double glazed window to side; heated towel rail.

#### BEDROOM TWO

14' 7" x 11' 8" (4.44m x 3.56m)

Telephone point; two double glazed windows to rear enjoying a lovely aspect over the garden; two double radiators.

#### BEDROOM THREE

12' 3" x 9' 3" (3.73m x 2.82m)

Dual aspect with recessed spotlighting; laminate flooring; double glazed window to front with lovely far-reaching countryside views; additional double glazed window to side with pleasant outlook; radiator.

#### FAMILY SHOWER ROOM

9' 10" x 7' 2" (3m x 2.18m)

Formerly a bathroom and could be reverted back, if required. Fitted with a white suite comprising oversized shower cubicle with chrome thermostatic shower, low level WC, pedestal wash handbasin; extractor fan; part wood panelled walls; wooden flooring; built-in airing cupboard with shelving and radiator housing a lagged water cylinder with immersion; obscure double glazed window to side; old school style radiator with chrome heated towel rail.



## OUTSIDE:

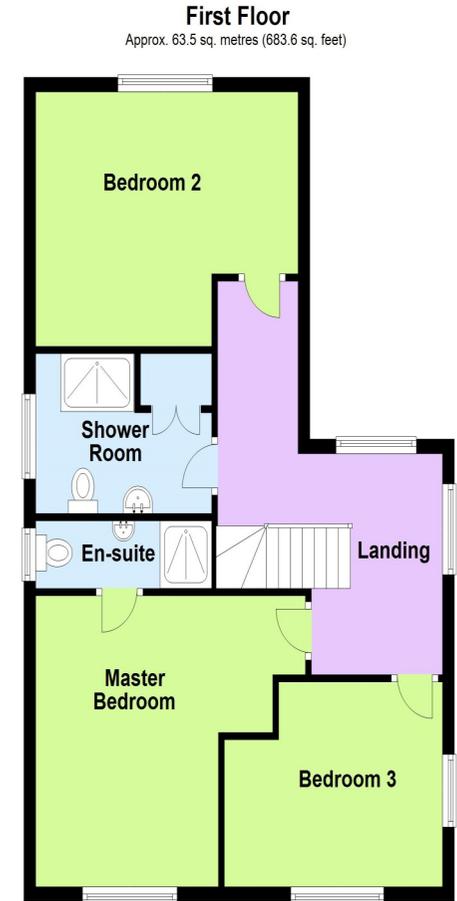
The property is set on a plot of approximately three quarters of an acre which is another particular feature of this lovely home with both an attractive formal garden and extensive paddock/kitchen garden with polytunnel and shed.

To the front is a chipped driveway providing off-road parking for two-three vehicles bordered by mature hedging and access from here to the main entrance and wooden gate leading to the rear garden and grounds. Immediately to the rear and accessed via the conservatory is a brick paved patio/pathway which surrounds the property providing space for outside dining (with outside tap) which benefits from a useful good sized log store.

Granite steps lead up to the attractive formal section of garden which is enclosed by mature hedging and fencing and enjoys a pleasant and peaceful outlook over the surrounding countryside. The garden is laid to two sections of lawn with deep borders, well stocked with a colourful array of plants, shrubs and trees, divided by a pathway that runs the full length of the garden to the kitchen garden/land to the rear. The formal garden has a pretty wildlife pond with seating area alongside providing a special space from which to enjoy the sunshine, garden and views. To one side of the garden is a wooden garden shed (measuring approximately 7' x 5'). A wooden gate to the rear opens to a large section of land currently used as a large kitchen garden but affords huge potential for a variety of purposes.

This section backs onto fields to the rear and enjoys stunning panoramic views over the surrounding countryside and is again enclosed by mature hedging and trees offering complete privacy with a large polytunnel (measuring approximately 30' x 12') used for the growing of fruit, vegetables and flowers behind which is an additional wooden garden shed (approximately 8' x 7'). There are various raised boxes also used for the growing of fruit and vegetables and a wooden pergola with seating providing another lovely space from which to enjoy the views. The remainder of the land is left to nature offering huge scope for the keen gardener to individualise. To the rear of the garden is an open fronted covered area with wooden five bar pedestrian gate opening to the bordering farmland.





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Plan produced using PlanUp.

**SERVICES** Mains electricity. Solid fuel heating. Solar panels. Private drainage.

**OUTGOINGS** We understand this property is in band 'D' for Council Tax purposes.

**VIEWING** By appointment with MANSBRIDGE BALMENT on 01822 612345.

**DIRECTIONS** From Tavistock, take the B3362 road towards Milton Abbot and Launceston. Pass through the village of Lamerton and continue for approximately 2 miles and at Tuell Down turn left signposted Sydenham Damerel. Proceed into Sydenham Damerel and through to the other side arriving at a prominent T Junction. Turn left and then take the first turning right signposted Townlake. Proceed along this road into the hamlet for a quarter of a mile where the property will be found on the left hand side as indicated by our 'For Sale' sign.

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\* **PL19, PL20, EX20**

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