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Garret House



#### SITUATION

The property is situated on West Street and accessed via Rocky Hill in the centre of Tavistock, just a few hundred yards from Bedford Square, offering an exceptional level of convenience for the town's many facilities and amenities. Local shops and transport links are all within a few minutes' walk. Tavistock is a thriving market town in West Devon, rich in history and tradition dating back 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, whilst the largely 19th century town centre is focussed around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Tavistock straddles the river Tavy and borders with the Dartmoor National Park along its eastern edge, making it an extremely popular destination for lovers of the outdoors with walking, riding, cycling and exploring all on the doorstep.

#### DESCRIPTION

Garrett House is a spacious and characterful two-bedroom maisonette forming part of an attractive Grade II Listed building, offered with a share of the freehold alongside the apartment below. The property enjoys high ceilings, large sash windows, and a wealth of period features, creating a real sense of charm and presence throughout. With sympathetic renovation, the property offers excellent potential to create a remarkable period home, benefitting from it's many original features.

#### ACCOMMODATION

The property is entered via the front door, which is positioned to the rear of the building. This opens into a spacious entrance hall, immediately setting the tone for the property with its impressive proportions and notably high ceilings, a feature which continues throughout much of the accommodation. To the right-hand side of the entrance hall are built-in cupboards, with a further large built-in cupboard beyond, featuring an attractive stained-glass door which adds to the character of the home. From the entrance hall, you step through into the main hallway. Immediately on the right is the staircase rising to the first floor of the maisonette. This is a particularly grand staircase, sweeping up and around, with attractive detailing and a great deal of period character. Immediately on the left of the hallway is the family bathroom, fitted with a bath and shower over. Further along on the left is the kitchen, a good-sized room with space on the right-hand side for a dining table. There are two large sash windows providing plenty of natural light, and the room then extends around to the left where the main kitchen

area is located. Beyond this is the sitting room, a charming dual-aspect room with two large sash windows, high ceilings, and an attractive open fireplace with a substantial surround, creating a lovely focal point. Also off the hallway is another reception room, the dining room. This room is also a good size and features a large sash window. The staircase rises to the first-floor landing, where there is a large cupboard set within the eaves housing the combi boiler. Above the staircase is a large skylight, allowing an excellent degree of natural light to flood the landing area. Straight ahead is bedroom two, a fair-sized room with dual-aspect windows and to the right is the generously sized principal bedroom. This room benefits from access to two terraces which have panoramic views over both the centre of the town and the moors as a backdrop. There are also built-in cupboards and useful eaves storage.

#### OUTSIDE

To the rear of the property, accessed off Rocky Hill, is a courtyard area which effectively serves as a private driveway. This provides parking for two vehicles in tandem. The space is also useful from a practical perspective, offering additional storage potential and ease of access to the property.

#### SERVICES

Mains water, electricity, gas and drainage. Gas-fired central heating throughout. Ultrafast broadband is available. Mobile voice/data services are available through all four major network providers (Source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services.

#### METHOD OF SALE - INFORMAL TENDER

The Property is offered for sale, as a whole, by Informal Tender. The closing date for tenders to be submitted is Wednesday 20th May 2026 at 12:00pm midday. An informal tender form is available from Stags; tenders are to be submitted in writing to Stags, Tavistock. Should an offer be accepted, we will require proof of your funding. In addition, under the Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be an online check undertaken by Stags. Please refer to the informal tender form. The vendors do not undertake to accept the highest or any offer received.

#### TENURE

The Lease commenced in 2014 with 999 years, this means there are 986 years remaining. We understand that the property holds a 50% share of the freehold with the below property No 62 West Street.

Town Centre 250 yards • Dartmoor National Park (Whitchurch Down) 1.3 miles • Plymouth 15 miles • Exeter 40 miles. • What3words///school.harp.star • For detailed directions please contact the office.

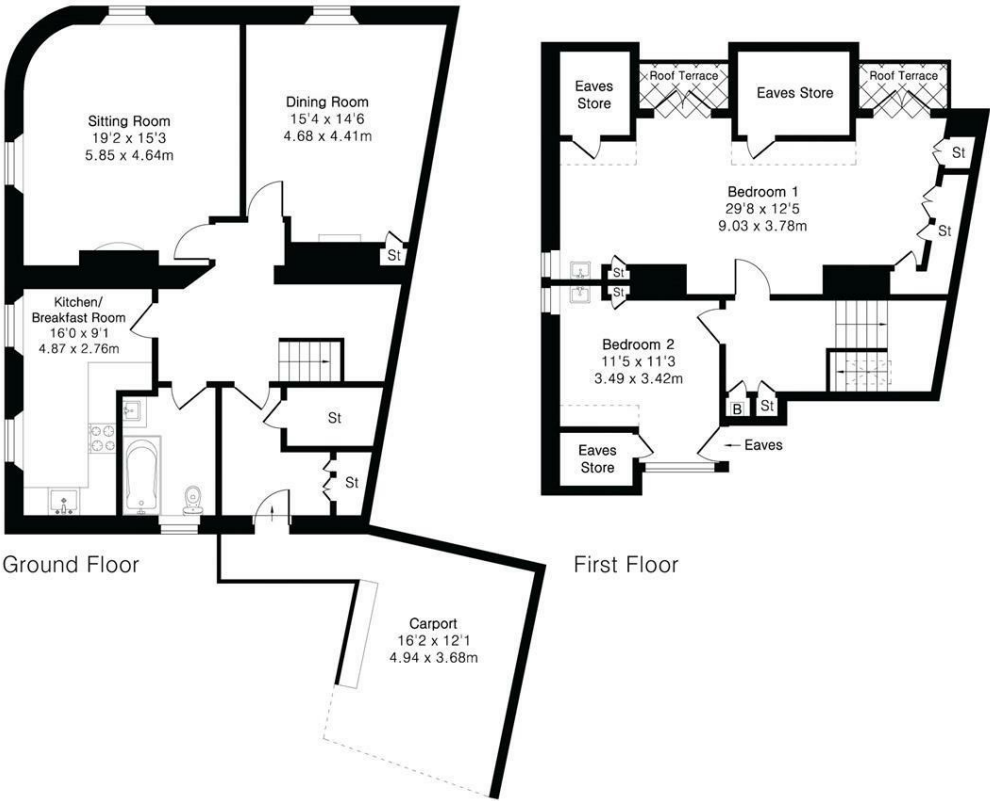
For sale by Informal Tender, with no onward chain, this characterful maisonette has far-reaching Dartmoor views and excellent potential.

- For Sale By Informal Tender
- Closing Date 20.05.2026
- 2 Bedroom Maisonette
- Grade II Listed
- Roof Terrace with Far-reaching Views
- Spacious Accommodation
- Off-street Parking
- No Onward Chain
- Leasehold: Remaining 986 years
- Council Tax Band: A

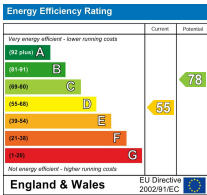
Guide Price £95,000



**Approximate Gross Internal Area 1484 sq ft - 138 sq m**  
Ground Floor Area 922 sq ft – 86 sq m  
First Floor Area 562 sq ft – 52 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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