



3, Village Way

# 3, Village Way

Peter Tavy, Devon PL19 9NW

Open Moorland 0.5 miles • Tavistock 3 miles • Plymouth 16 miles • Exeter (via A30) 38 miles •

A detached village home enjoying far-reaching rural views, generous parking, versatile outbuildings, solar panels and adaptable accommodation, situated in the sought-after Dartmoor village of Peter Tavy.

- Detached Village Home
- Useful Utility Room
- Front & Rear Garden
- Private Parking
- Freehold
- Two Double Rooms
- Workshop Space
- Solar Pannels
- Dartmoor Village Location
- Council Tax Band: C

Guide Price £380,000

## SITUATION

Situated within the popular Dartmoor village of Peter Tavy, the property enjoys a pleasant position backing onto open fields with attractive rural views. The village offers a thriving community, public house, church and village hall, whilst the nearby market town of Tavistock provides a comprehensive range of shopping, educational and recreational facilities. Dartmoor National Park is easily accessible, offering a wealth of outdoor pursuits including walking, cycling and riding. The property benefits from a gated entrance, private parking and a peaceful setting within this highly regarded West Devon village.

## DESCRIPTION

This detached home offers well-balanced accommodation together with a range of useful outbuildings and attractive gardens. The property has been adapted to suit a variety of requirements, including a stairlift and accessible bathroom facilities, whilst remaining suitable for a wide range of purchasers. Enjoying pleasant views across neighbouring fields from a number of rooms, the property benefits from owned solar panels, private parking and versatile ancillary accommodation. The outbuildings provide excellent storage and workshop space, with potential for a variety of uses subject to any necessary consents. Overall, the property presents a comfortable village home in an enviable rural setting.



## ACCOMMODATION

An entrance door beneath a storm porch opens into the welcoming entrance hall, where stairs rise to the first floor and a stairlift remains in place. To one side is the sitting room, a generous reception room featuring windows to the front and rear elevations, an open fireplace and pleasant views across the garden towards the adjoining fields. A night storage heater provides additional heating. Opposite, the kitchen/dining room enjoys a bay window to the front and further views over the rear garden and countryside beyond. Fitted with a range of units, the kitchen includes an electric oven, hob and extractor hood, while the dishwasher and washing machine are included within the sale. A useful understairs larder provides additional storage and houses a freezer. Beyond the kitchen is a covered link connecting a range of useful outbuildings, including a separate WC, utility room and workshop, offering flexibility for hobbies, storage or home working. On the first floor are two generous double bedrooms, both benefiting from built-in wardrobes. The principal bedroom also houses the solar panel inverter. The family bathroom has been adapted for accessibility and enjoys a large rear-facing window overlooking the fields. A separate shower room with electric shower serves the remaining accommodation. An airing cupboard housing the immersion heater completes the first-floor layout.

## OUTSIDE

The property is approached through gates leading to a private driveway providing parking for approximately three vehicles. The front garden incorporates areas of lawn, gravel and established planting, with a pathway leading to the entrance door beneath a storm porch. To the rear, the garden enjoys a lovely outlook across neighbouring fields and comprises a raised patio seating area, lawn and a variety of mature shrubs and plants. The outdoor space offers an attractive setting for relaxation and entertaining whilst making the most of the rural views. The roof benefits from ten owned solar panels.

## SERVICES

Mains electricity and water are connected, with shared drainage via a septic tank (see agents notes). Economy 7 heating. 10 x solar panels owned outright. Electric hot water system with immersion heater. Superfast broadband is available. Good mobile voice/data services are available via four of the major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## AGENTS NOTES

The property is connected to a shared septic tank serving Nos. 1-6 Village Way. Maintenance, servicing and running costs are shared equally between the six properties, with the current annual contribution being approximately £203 per property (2025/26). Further details are available upon request.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bedford Square, Tavistock,  
Devon, PL19 0AH

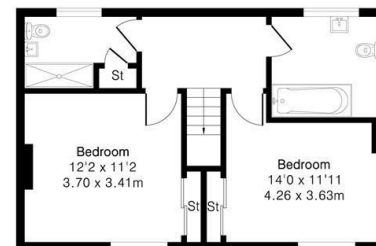
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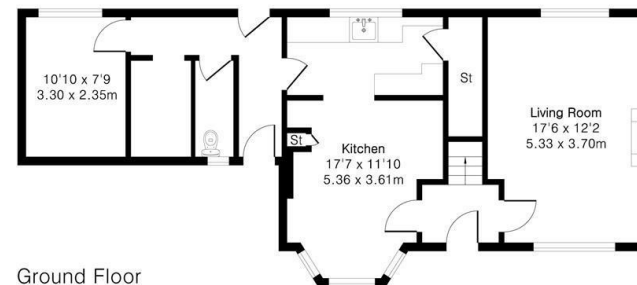
**Approximate Gross Internal Area 1205 sq ft - 112 sq m**

Ground Floor Area 721 sq ft – 67 sq m

First Floor Area 484 sq ft – 45 sq m



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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