

# Lower Tavydale







# Lower Tavydale,

Mary Tavy, Devon, PL19 9PR

River Tavy 0.2 miles • Open Moorland (Black Down Common) 1.3 miles • Tavistock 4 miles • A30 Access 9.5 miles • Okehampton 13 miles • Plymouth (via A386) 19 miles • Exeter 36 miles

Offered with no onward chain, a hugely characterful and comfortable, beautifully maintained and presented Georgian village home, offering great comfort and quality, and sitting within large, stream-bordered gardens, 0.49 acres in all.

- Attached Character Home of 2,000 sq.ft
- 2 Bathrooms, 3 Reception Rooms
- Large, Westerly Gardens, 0.49 Acre in All
- Quiet, Private Setting on No-through Lane
- Part Freehold, Part 2,000-year Lease
- 4-bedroom Principal Accommodation
- Further 1-bedroom Annexe/Holiday Let
- Gated Driveway and Domestic Outbuildings
- No Onward Chain
- Council Tax Bands: D & A

## Asking Price £765,000


Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | tavistock@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk


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@StagsProperty

## SITUATION

This hugely appealing and impressive village home is situated within Dartmoor National Park, on the edge of the popular moorland village of Mary Tavy, within the village's conservation area. The village itself is served by a shop and Post Office, and there are two popular pubs within walking distance in addition to the village's OFSTED Outstanding-rated Primary School. For those who enjoy an outdoors-oriented lifestyle, the property is located on Route 27 of the National Cycle Network, and there is also very easy access onto the open expanse of Dartmoor National Park, either at Black Down Common, 1.3 miles to the northeast, or at Horndon, 1.8 miles to the northwest, offering unlimited opportunities for walking and exploring. The popular village of Peter Tavy is 0.8 miles away along Route 27.

Tavistock, 4 miles to the south, is a thriving market town in West Devon forming part of a designated World Heritage Site and offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, 19 miles to the south, offers extensive amenities with the added attraction of its coastal access. The cathedral city of Exeter lies 36 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

## DESCRIPTION

This interesting and individual Georgian village home has been a much-loved residence for our clients for 33 years, during which time it has seen considerable improvement, remodelling and extension, and now provides extremely comfortable, characterful and versatile accommodation totalling over 2,600 sq.ft. The house has been lovingly and carefully maintained to a high standard, and has been arranged internally to provide an optional, self-contained one-bedroom annexe alongside the four-bedroom principal accommodation. This affords the opportunity to generate an income through holiday or residential letting, or to accommodate a dependent relative; alternatively, it could be reincorporated into the main house. Externally, the property's breathtaking gardens are an undoubted highlight, offering excellent space and privacy, and incorporating a section of the Cholwell Brook, which gently flows along the lower boundary. Complete with gated parking and several domestic outbuildings, this appealing home is offered for sale with no onward chain.

## ACCOMMODATION

Throughout the house, there is an array of original character features and traditional details, including exposed stone walling, timber panelling, slate window sills, ledged and braced doors, exposed timber beams and lintels, and an impressive granite fireplace in the sitting room. The property retains its original front entrance porch, although access is now more commonly gained from the parking area beneath a storm porch into a boot room, from where the accommodation is arranged as follows:













An attractive dual-aspect principal sitting room enjoying open views over the garden and centred around a substantial granite fireplace with multi-fuel stove; a dedicated sun lounge with a door to the rear garden; a formal dining room with French windows opening to the rear garden; the kitchen, fitted with a good range of cupboards and cabinets with roll-edge work surfaces incorporating a 1½-bowl stainless steel sink and drainer, built-in fridge and refuse drawer, together with a walk-in pantry/utility room and integrated appliances including a Beko dishwasher, Bosch oven and four-ring electric hob; a central breakfast room, focused around a Redfyre oil-fired range cooker with double ovens and two hot plates; a WC; four first-floor bedrooms, including a generous master suite with built-in cupboard and wardrobe space, a walk-through dressing room and contemporary en-suite shower room, plus two further double bedrooms and a fourth with built-in study and cupboard space, and; the family bathroom, featuring a corner bath with Triton electric shower over.

## ANNEXE

There are internal doorways to the annexe from the sun lounge and breakfast room. It comprises a ground-floor kitchen/reception with a door to the garden, a useful coats/utility area on the half-landing, and a good-sized, en-suite double bedroom with built-in cupboards.

## OUTSIDE

A good-sized, gated driveway provides ample parking and turning space, to one side of which is a stone garage and a blockwork tool shed. The property's wonderful, west-facing gardens wrap around the house on three sides, enjoying an open outlook across a neighbouring field and down to the Cholwell Brook, a section of which is within the property's ownership. A pebbled point bar creates an idyllic access to the brook itself. Around the gardens are a workshop and a summerhouse/studio, both of blockwork and slate, and several areas for relaxing, barbecuing and alfresco dining, with the gardens awash with colour and variety throughout the spring and summer months.

## SERVICES

Mains water, electricity and drainage. Oil-fired central heating via the range cooker. Standard broadband is available. Good mobile voice/data services are available through O2, Three and Vodafone (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## AGENT'S NOTES

1. The Gov.uk Flood Risk checker describes the property as having a Very Low flood risk.
2. The property is located in an area well-known for its historic metalliferous mining activity. No workings are known to exist on or in close proximity to the property.
3. We understand a minimum 50% family occupation discount could apply to the council tax for the Annexe.

## TENURE

The house has two freehold titles and a third on a 2,000-year lease from June 1825, i.e. almost 1,800 years remaining. No service charges or other fees are payable. The lease may, therefore, be eligible for Enlargement to a freehold title. Please contact Stags for further details.

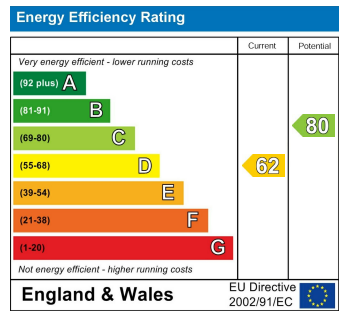
**Approximate Gross Internal Area 2672 sq ft - 248 sq m**
**(Excluding Garage & Outbuilding)**
Ground Floor Area 1518 sq ft – 141 sq m
First Floor Area 1154 sq ft – 107 sq m
Garage Area 167 sq ft – 16 sq m
Outbuilding Area 188 sq ft – 17 sq m




PINK PLAN

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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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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