



BERE FERRERS

GUIDE PRICE £600,000

Beautifully Presented & Extended Victorian House

 2/3 Bedrooms

 1 Bathroom

 4 Reception Rooms

 EPC Rating: D (61)

**MILLER**
TOWN & COUNTRY



- » Former Station Masters House
- » Beautifully Presented & Extended
- » Sympathetically Modernised
- » Highly Versatile Accommodation
- » Large Double Garage
- » Easy to Manage Gardens
- » Easy Access to Rail Link & Local Amenities

The Property

This beautiful, fully renovated and extended Victorian former Station Masters House, sits on the fringe of the picturesque village of Bere Ferrers adjacent to the station serving the Tamar Valley Line. The current owners have sympathetically combined all the original character with a stunning modern extension, and a remodelling of the layout to create a spacious family home with flexible accommodation throughout.



Location: Bere Ferrers sits on the banks of the river Tamar with easy access onto the water for those who enjoy sailing, paddle-boarding or kayaking. There is a boat yard in the nearby village of Weir Quay and Bere Alston, the largest of the three villages, offers primary schooling, doctors, pharmacy, supermarket and Premier stores, bakery and butchers. There is also a hairdressers, public house and takeaway. The rail line is still utilized with an hourly service to Plymouth and Calstock, as well as Bere Alston, providing excellent access also to the main Penzance to Paddington line. The Bere Peninsular is full of stunning river and country walks and sits between the river Tavy and Tamar, enjoying some superb views.



Accommodation

In the modern extension, there is a large upstairs living room, with a useful boot room/study below and a double garage. A spacious atrium sun lounge with full length bifold doors overlooking the private garden leads back through to a spacious modern kitchen/diner and utility room adjacent. There is an all-important downstairs WC and two further reception rooms off the entrance hall, one of which is currently being used as a dining room, the other a snug sitting room, but could also be used as a third and fourth double bedroom if required. Upstairs there are two double bedrooms serviced by a highly finished large modern bathroom with a double ended bath and double walk-in shower. This really is a wonderful property and needs to be viewed internally to be fully appreciated.



Accommodation

Ground Floor

Entrance Hall 19'5" x 6'6"

Bedroom 3/Snug 13'9" x 11'10"

Dining Room 13'9" x 13'11"

Kitchen/Breakfast Room 19'11" x 11'10"

Utility Area 19'9" x 9'4"

Cloakroom 4'11" x 3'11"

WC 5'6" x 5'11"

Sun Lounge 17'7" x 10'2"

Study/Boot Room Area 7'7" x 18'4"

Store Room 10'8" x 6'8"

First Floor

Living Room 28'5" x 16'6"

Main Landing

Bedroom 1 14'4" x 12'0"

Bedroom 2 11'5" x 12'5"

Bathroom/WC 14'2" x 14'1"

Outside

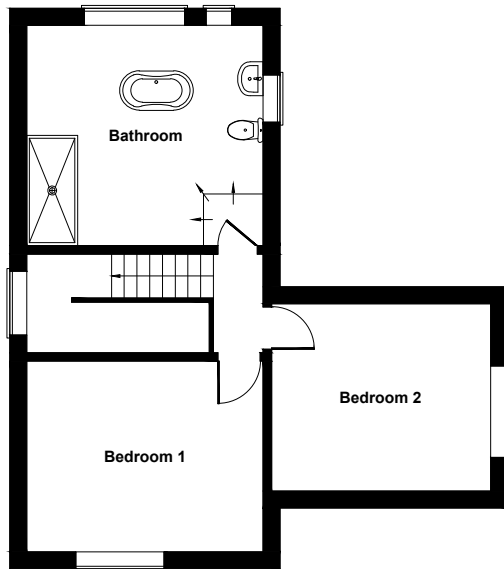
Garage 20'7" x 18'9" (Max + store room area)

Services: Mains electricity and water. Private drainage. Telephone and broadband connected. Gas central heating.

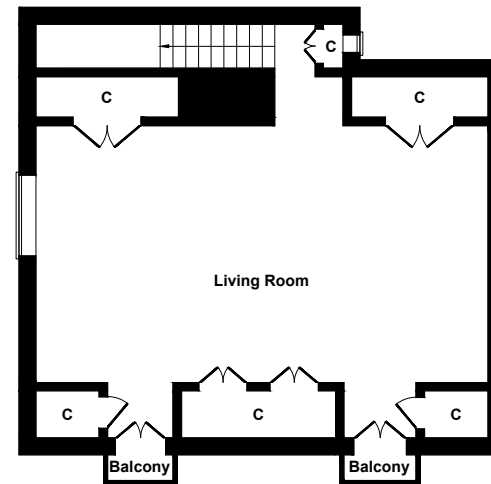
Council Tax Band: D **Tenure:** Freehold

Agents Note

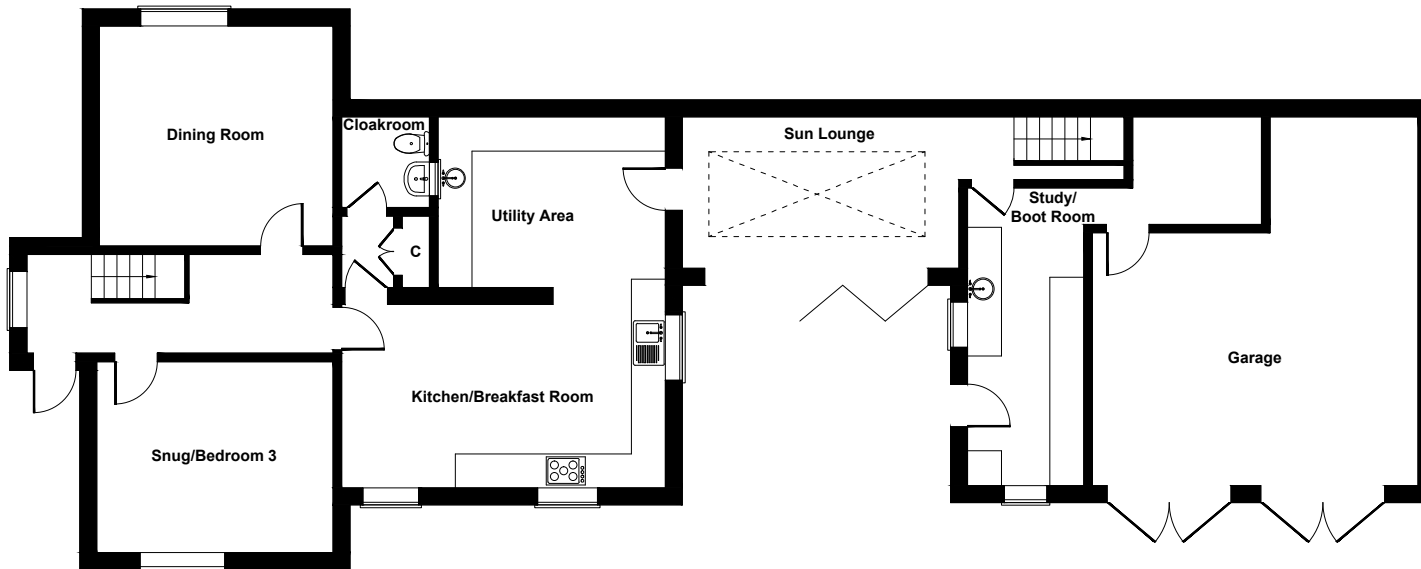
One neighbour currently has their private drainage system within the curtilage, which is generally emptied once a year.



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Outside

Double gates lead to a gravel driveway and parking area for up to four cars and a further gravelled garden area, summerhouse/garden store and a greenhouse. The area gravelled to the left of the driveway was formerly lawn and this could easily be reinstated if desired. The garden has an easterly and southerly aspect enjoying a good degree of sun in the spring and summer months. Within the curtilage of the property there is a modern private treatment plant for drainage.





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These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

