



THE WATERING HOLE  
O.I.E.O. £1,150,000

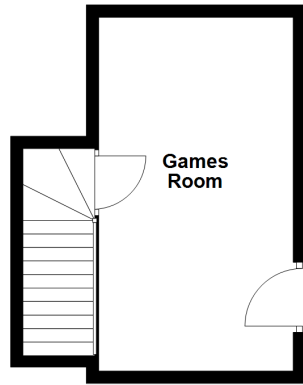
Floorplans, Dimensions, EPC Ratings



# The Main House

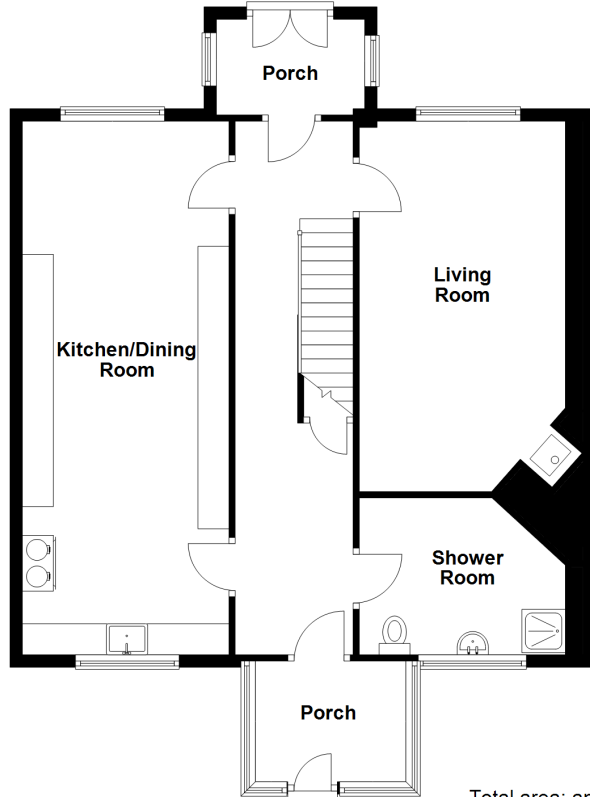
## Basement

Approx. 21.9 sq. metres (236.2 sq. feet)



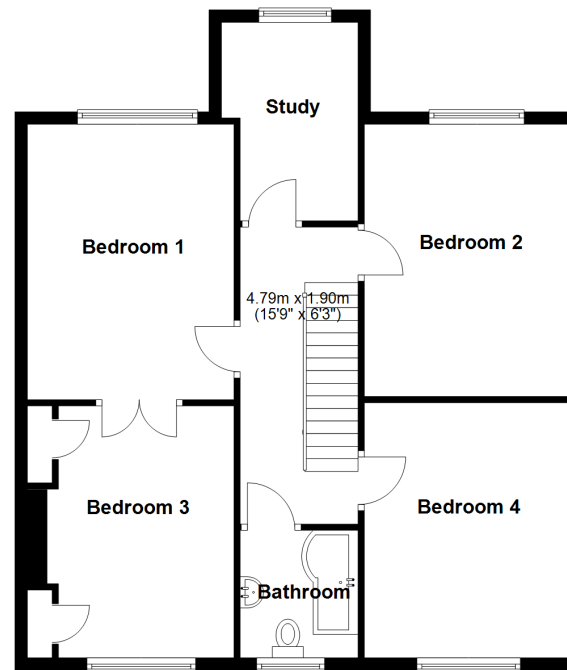
## Ground Floor

Approx. 86.7 sq. metres (933.3 sq. feet)



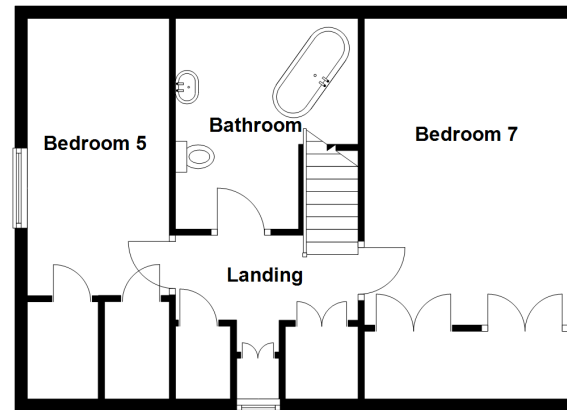
## First Floor

Approx. 79.0 sq. metres (849.9 sq. feet)



## Second Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



Total area: approx. 241.3 sq. metres (2597.7 sq. feet)

Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

## Ground Floor

Porch 7'8" x 5'1"

Hall 6'3" x 29'4"

Sitting Room 10'11" x 18'6"

Kitchen/Dining Room 10'11" x 28'4"

Utility/Shower Room/WC 10'10" x 8'3"

Rear Porch 7'11" x 7'4"

## First Floor

Landing 6'10" x 15'9"

Bedroom 1 12'1" x 14'3"

Bedroom 2 11'3" x 14'4"

Bedroom 3 11'0" x 13'4"

Bedroom 4 10'11" x 13'1"

Bedroom 5 7'6" x 11'4"

Bathroom/WC 6'10" x 6'8"

## Second Floor

Landing 9'7" x 6'11"

Bedroom 6 10'2" x 15'9"

Bedroom 7 10'2" x 14'4"

## EPC Rating Summary

Building	EPC Rating
Main House	F (29)
Smithy	F (29)
Stables	F (32)
Shippon	F (36)
Devon Lodge	F (34)

## Barn 1 - 'Smithy'

### Ground Floor

Kitchen 6'6" x 15'6"

Living Room 19'6" x 15'0"

### First Floor

Landing 10'8" x 5'7"

Bedroom 1 7'8" x 16'6"

Ensuite 1 5'10" x 4'9"

Bedroom 2 12'7" x 16'9"

Ensuite 2 5'10" x 5'3"

## Barn 2 - 'Stables'

### Ground Floor

Kitchen/Living Room 30'2" x 16'0"

### First Floor

Bathroom/WC 5'4" x 6'3"

Family Room 1 9'9" x 9'9"

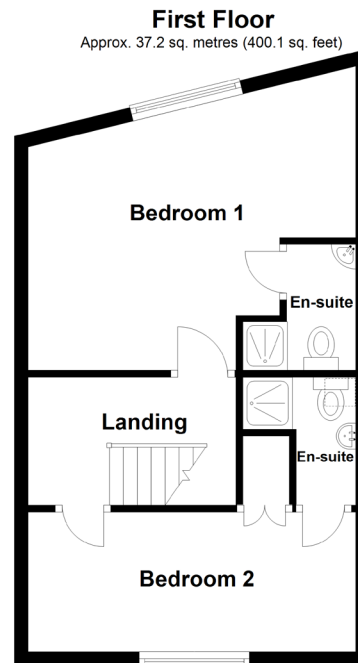
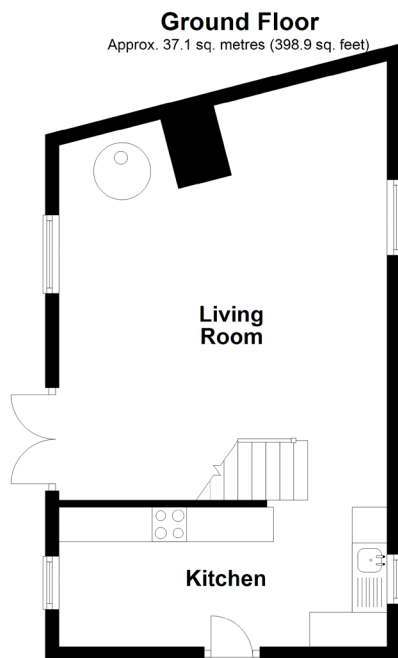
+ Children's Room 7'6" x 16'1"

Family Room 2 11'10" x 9'6"

+ Bunk Room 6'7" x 7'2"

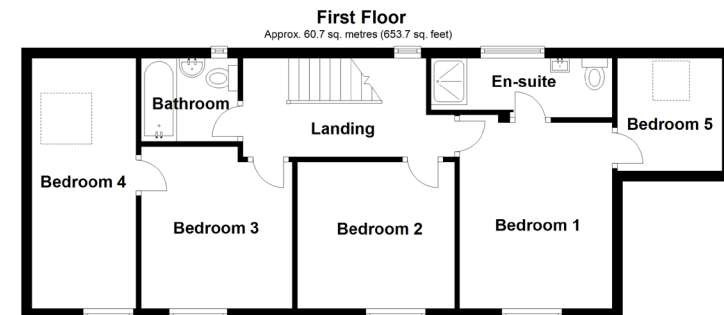
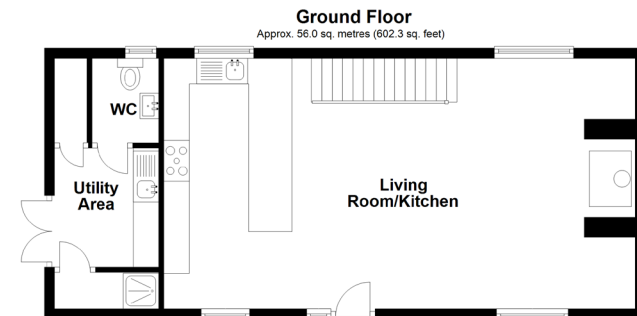
Ensuite 3'8" x 11'3"

Bedroom 3 10'4" x 9'7"



Total area: approx. 74.2 sq. metres (799.1 sq. feet)

Produced by Energy Performance Services for identification purposes only.  
Plan produced using PlanUp.



Total area: approx. 116.7 sq. metres (1256.1 sq. feet)

Produced by Energy Performance Services for identification purposes only.  
Plan produced using PlanUp.

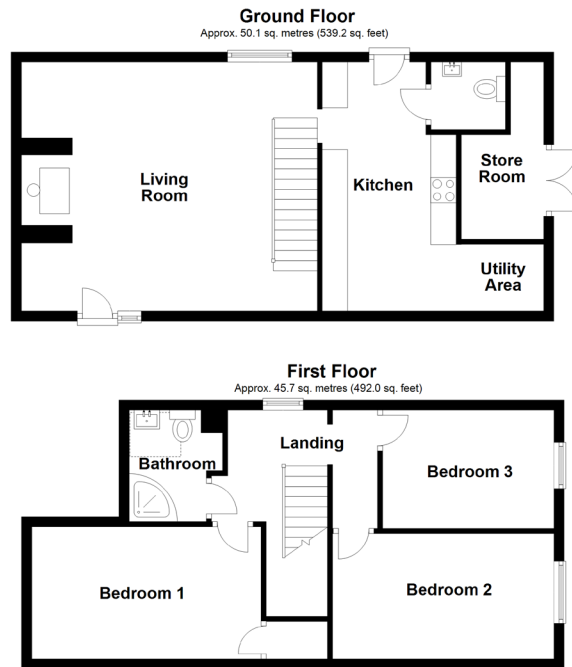
## Barn 3 - 'Shippon'

### Ground Floor

Living Room 19'1" x 16'0"  
 Kitchen 8'5" x 15'10"  
 Utility Area 6'4" x 4'3"  
 Cloakroom/WC 4'8" x 4'1"

### First Floor

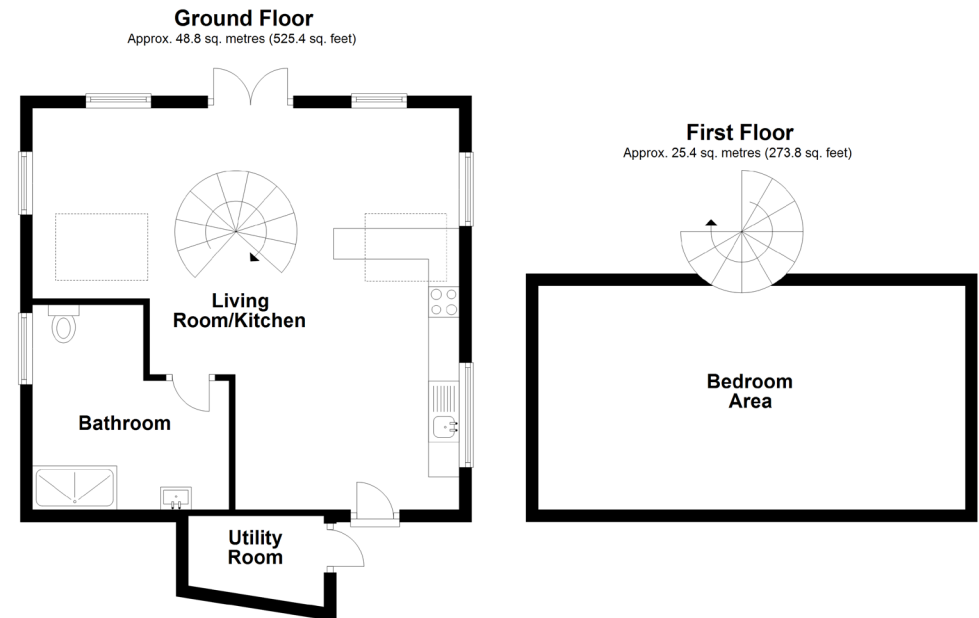
Landing 6'3" x 7'2"  
 Bedroom 1 14'6" x 9'0"  
 Bedroom 2 15'5" x 9'1"  
 Bedroom 3 11'2" x 7'3"  
 Bathroom 5'11" x 7'1"



Total area: approx. 95.8 sq. metres (1031.2 sq. feet)  
 Produced by Energy Performance Services for Identification purposes only.  
 Plan produced using PlanUp.

## Log Cabin - 'The Devon Lodge'

21'7" x 22'9"



Total area: approx. 74.3 sq. metres (799.2 sq. feet)  
 Produced by Energy Performance Services for Identification purposes only.  
 Plan produced using PlanUp.

Miller Town & Country | 01822 617243

2 Drake Road, Tavistock, Devon, PL19 0AU

tavistock@millertc.co.uk | www.millertc.co.uk



### VIEWING:

Strictly through the vendor's sole agents  
 Tavistock 01822 617243  
 Okehampton 01837 54080

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:

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

