



**1 Kings Tenement**  
Townlake, Tavistock, Devon, PL19 8PQ





## Guide Price £575,000 Freehold

### Property

Much improved character cottage with double garage, shepherd's hut, garden room, extensive gardens with stunning views over the Tamar Valley, situated in a quiet rural hamlet, just 5 miles from Tavistock town centre. Internal viewing strongly recommended.

The property briefly comprises: storm porch, entrance hall, sitting room, snug/dining room, kitchen/breakfast room, 3 bedrooms (master ensuite), shower room, double garage/workshop with utility room/cloakroom, garden room, shepherd's hut, off road parking, extensive gardens, oil fired central heating.

Townlake is positioned on the Devon side of the River Tamar, less than a mile from Horsebridge, renowned for its popular country public house, The Royal Inn. The current owners have carried out some major improvements during their ownership, some of which include, new oil fired central heating system including boiler, radiators and fuel storage tank, refitting a new shower room and ensuite, installation of new cottage style kitchen, new roof, loft insulation, new porch, erection of garden room and shepherd's hut, resurfacing of driveway and fitment of wooden gates.

### Accommodation

#### Open Storm Porch

With tiled entrance, door to:

#### Hall – 9' 2 x 6' 10 (2.80m x 2.08m)

Exposed painted wooden ceiling beams, built-in cloaks cupboard, shelving recess, underfloor heating, staircase rises to the first floor, glazed panelled door leads to:

#### Snug/Dining Area – 12' x 8' 8 (3.67m x 2.65m)

Built-in TV cupboard, open access to the sitting room, underfloor heating, double glazed window and external door leads to the rear courtyard and gardens.

#### Sitting Room – 18' 5 x 12' 4 (5.61m x 3.76m)

Double glazed windows to the front and rear with deep sills, exposed ceiling beams, fireplace with tiled hearth housing woodburning stove, two radiators.

#### Kitchen/Breakfast Room – 18' 7 x 8' 8 (5.67m x 2.65m)

Cottage style fitted kitchen with range of cupboards, Belfast sink with mixer tap, oak worktops, integrated fridge and dishwasher.

### Kitchen/Breakfast Room Continued

Belling range style LPG cooker with LPG hob and electric oven, exposed ceiling beams, underfloor heating, double glazed window to the front with deep sill enjoying views over the Tamar Valley, 3 further double glazed windows to the side elevation and double glazed window to the rear.

From the hall, staircase rises to:

#### First Floor Landing

A spacious landing with access to the part boarded loft, radiator, built-in cupboard with hanging rail and shelving, double glazed window to the rear.

#### Master Bedroom – 15' 9 x 13' 6 (4.80m x 4.12m)

Double glazed window to the front with Tamar Valley views, airing cupboard with slatted shelving and radiator, period fireplace (not used), radiator, door to:

#### Ensuite Shower Room – 7' 11 x 3' 11 (2.41m x 1.19m)

Fully tiled shower cubicle, wash hand basin on pedestal with cupboard below, low level w.c., heated towel rail and electric shavers' point, extractor fan, double glazed window to the rear.



**Bedroom 3/Study – 12' 6 x 8' 11 (3.82m x 2.73m) reducing to 4' 6 (1.38m)**

Please note irregular shaped room. Double glazed window to the front enjoying views over the Tamar Valley, radiator.

**Bedroom 2 – 11' 7 x 8' 10 (3.53m x 2.70m) (exc door recess)**

Double glazed window to the front with deep sill and views, further double glazed window to side, radiator, shelved recess.

**Shower Room – 6' 8 x 5' 11 (2.04m x 1.80m)**

Tiled shower cubicle, wash hand basin on wooden pedestal with shelving below, low level w.c., radiator, extractor fan, double glazed window to the rear.

**Outside**

Double wooden gates open onto a gravelled drive leading to the parking area with access to the double garage/workshop. A paved path provides access to the entrance door.

**Outside Continued**

A wooden gate to the side of the property leads to an enclosed courtyard with a paved terrace area, where the oil fired boiler is located. Steps provide access to the elevated garden and there is access to:

**Double Garage/Workshop – 20' 5 x 19' 2 (6.23m x 5.83m)**

With workbench, strip lights, power points, wooden door, double glazed window to the side, access to:

**Utility Room/W.C. – 6' 6 x 6' (1.97m x 1.84m)**

With sink unit, space and plumbing for automatic washing machine and tumble dryer, wall mounted cupboards, strip light and garden w.c.

From the courtyard, steps lead up to the large, elevated sloping garden with stunning views over the neighbouring countryside and Tamar Valley. The garden has mature hedges, a variety of specimen trees and shrubs, pond, decked seating area and vegetable garden with garden shed.

There is a delightful garden room and shepherd's hut which are both fully insulated and provide all year round use situated at the top of the garden.

**Garden Room – 16' 7 x 8' (5.06m x 2.44m)**

with vaulted ceiling, oak floor, wood burner, electric radiator, double oak doors to the front and side with spectacular views, Wi-Fi and TV connection points.

**Shepherd's Hut – 14' 10 x 6' 11 (4.51m x 2.11m)**

With stable door, windows to the front, rear and side, which also take full advantage of the stunning views. There is a raised bed, a kitchen area with sink and 2-ring hob and cloakroom with sink and w.c.

**Council Tax Band: A**

**Super-fast Broadband**

**Local Authority:** West Devon Borough Council

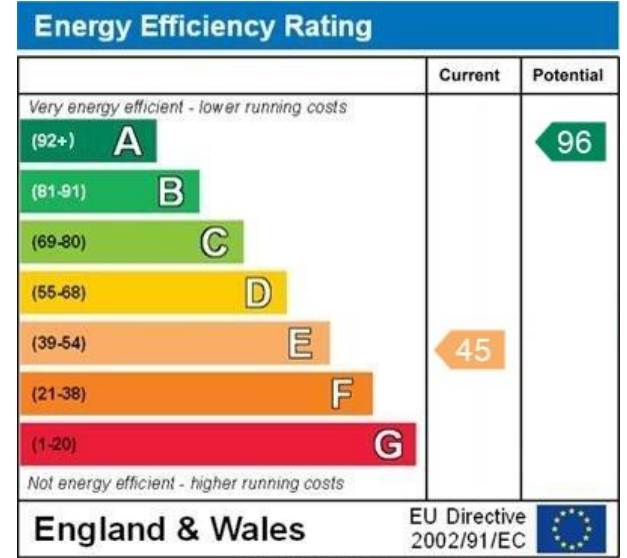
**Directions:** [what3words:///lizard.systems.breaches](http://what3words:///lizard.systems.breaches).



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### VIEWINGS STRICTLY BY APPOINTMENT

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