



Scribbles

Chaddlehanger, Tavistock, Devon, PL19 OLG

Guide Price - £575,000



Property

Grade II* Listed Longhouse, sympathetically restored by its current owner, since purchasing in 1993, with approved planning to create an extension to this historic thatched house. Set in wonderful private gardens extending to approximately one acre, which includes a delightful, thatched summerhouse and open garage with workshop, situated in a small hamlet just one mile from the village of Lamerton and within easy access to Tavistock town centre.

The accommodation briefly comprises: living area, kitchen, bathroom, cross passage, former shippon, bedroom, attic room, summerhouse/guest room, open garage/lockable workshop.

The current owner has restored the property from a dilapidated state using as many existing materials as possible, new interventions have been carried out in the spirit of the original building with all replacement timber (predominately oak and sweet chestnut) and stone being locally sourced.

Accommodation

Solid oak door leads to:

Cross Passage – 14' 6 x 7' (4.42m x 2.14m)

Oak floorboards, radiator, exposed beams, double doors leading to the rear garden, steps upto the attic room.

Living Area – 14' 4 x 13' 10 (4.38m x 4.21m)

From the front door to left is a rustic oak door leads to the living area, it contains an oil fired Sandiford range used for cooking, heating and hot water. The walls are partly lime plastered and two stone alcoves and the back of a bread oven are revealed. Wooden flooring, ceiling beams and window sills. Wooden open staircase to first floor and rustic oak door to bathroom. Oak archway to kitchen.

Kitchen – 10' 2 x 5' 6 (3.09m x 1.67m)

Galley style kitchen with range of quality base cupboards, electric 2-ring hob, double oven, shelving, solid silestone worktops, wooden and slate floor, window with delightful views over the garden.

Bathroom

Solid wooden door, panelled bath with over shower, wash hand basin in vanity unit with cupboard below and built-in low level w.c., painted ceiling beams.

Staircase from the living room leads to the first floor.

Bedroom & Galleried Seating Area – 19' 5 x 14' 1 (5.91m x 4.30m) overall inc stairwell

Please note there is restricted height into the eaves. Wooden floorboards, built-in storage cupboards and wardrobe, window to the end, airing cupboard with insulated water tank.

Former Shippon – 19' x 14' 6 (5.8m x 4.41m)

From the cross passage to the right a solid oak door leads to the shippon. Its Medieval cobbled floor with drain still in place. An elevated temporary flooring enables one third of the shippon to be used as a utility space with power and lighting.



Steps from the cross passage to:

Attic Room – 14' 7 x 7' 2 (4.44m x 2.19m)

Solid wooden floors, exposed beams, part panelled walls.

Outside

A 5-bar gate opens onto a gravelled drive with ample parking and leads to the front of the property with access to:

Open Garage & Lockable Workshop & Utility Room – 22' 5 x 14' 3 (6.82m x 4.35m)

With utility room including Belfast sink and plumbing for automatic washing machine. Workshop with strip lighting and workbench, open garage. Attached to the side of the garage is a greenhouse.

Summerhouse – 17' 2 x 11' 3 (5.24m x 3.42m)

Delightful, thatched building used as guest accommodation with double doors, kitchenette with sink and mixer taps, tiled floor, windows overlooking the wonderful garden and neighbouring fields, mezzanine storage area and fully tiled wet room with electric shower, w.c and wash hand basin.

Gardens

The gardens are informal in nature to blend into its surroundings and the farmland in which it sits. There are a number of mature trees, oak, ash, chestnut and beech, fruit trees also feature as does a mature walnut producing a good harvest of walnuts. Other trees and shrubs give colour and scent. The remainder of the garden gives way down the slope to informal planting with two ponds supporting wildlife. There are areas of vegetable garden and some soft fruit. A mixed field hedge borders the south side.

Located at the front of the property is an electric car charging point. At the side of the property there is an area which has been the site of an archaeological dig with planning permission to extend the cottage, full details can be found on the West Devon planning portal (westdevon.gov.uk/planning). Reference number: 1402/22/HHO

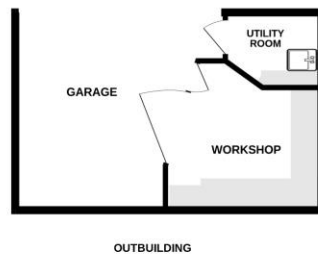
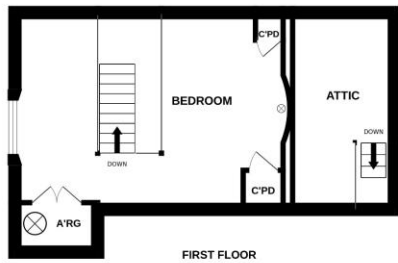
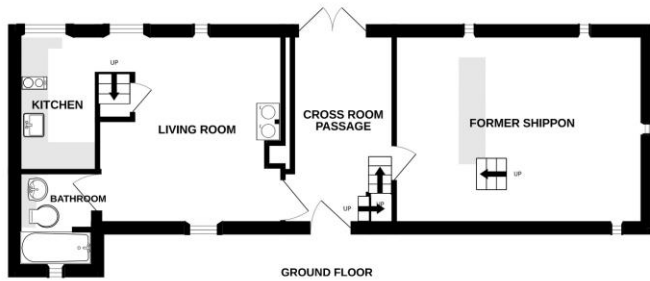
Services

Mains electric, private water and drainage, oil fired heating.

Local Authority: West Devon Borough Council

Council Tax Band: B

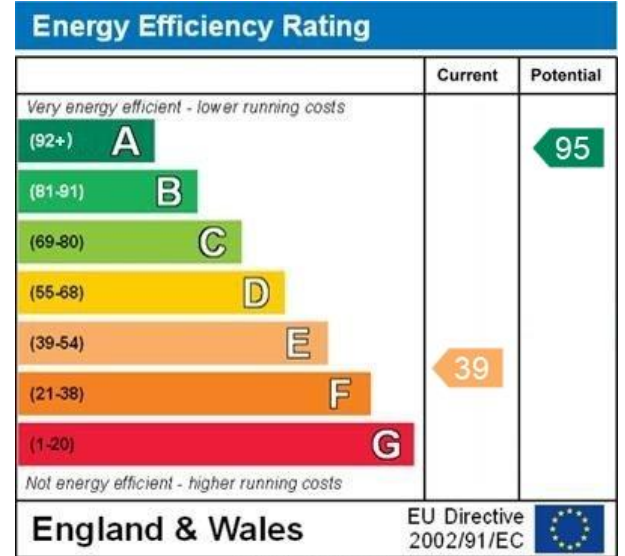
Directions: [what3words:///clear.patrolled.awake](https://www.what3words.com/clear.patrolled.awake)



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