



**St Michaels**  
**Brentor, Tavistock, Devon, PL19 0LU**





## Guide Price £595,000 Freehold

### Property

Stunning 360 degree views from this wonderfully situated detached dormer bungalow, occupying an elevated position on the edge of the sought-after village of Brentor within the Dartmoor National Park, within easy reach of major link roads, approximately five miles (10 minute car drive) to the former market town of Tavistock.

The accommodation briefly comprises: Entrance hall, reception hall, sitting room, kitchen/breakfast room, utility room, dining room, master bedroom with ensuite, further ground floor double bedroom and bathroom, two further first floor bedrooms into dormer and additional bathroom, loft room/attic, double garage, ample off road parking, mature gardens, oil fired central heating and hot water system. Internal viewing strongly recommended.

### Accommodation

Porch leads to:

#### Entrance Hall

Door leading to kitchen/breakfast room and sitting room.

#### Kitchen/Breakfast Room – 16' 10 x 5' 9 (5.12m x 1.76m)

Modern kitchen fitted with a range of wall and base units with Minerva worktops, inset sink with mixer taps, Bosch electric oven and hob, integrated fridge, oil fired Rayburn, tiled flooring, UPVC double glazed window with views of St Michael de Rupe 12<sup>th</sup> Century Church, archway to:

#### Dining Room – 12' 4 x 12' 2 (3.77m x 3.70m)

Dual aspect room with double glazed windows to the rear overlooking the garden, patio doors providing access to the garden, stripped floorboards, radiator.

#### Utility Room – 6' 5 x 5' 2 (1.96m x 1.57m)

Space and plumbing for automatic washing machine, shelving, small double glazed window, stripped flooring.

#### Sitting Room – 22' 7 x 21' 5 (6.88m x 6.52m) max

A spacious light and airy room with multiple double glazed windows taking full advantage of the stunning panoramic views over the neighbouring moorland, countryside and the village, there are views of both Brentor Churches. Fireplace housing multi-fuel burner, built-in shelf to side of chimney breast with storage below, two radiators.

#### Reception Hall – 15' 8 x 13' 9 (4.78m x 4.18m) max

Staircase rises from here to the first floor, UPVC double glazed sliding doors leading to the front terrace with those magnificent views previously mentioned, radiator.

#### Master Bedroom – 14' 1 x 10' 11 (4.29m x 3.33m)

Fitted wardrobes and over bed storage, dual aspect room with patio doors and windows to the side and rear overlooking the garden, space for wash hand basin (not fitted), radiator, door to:





### **Ensuite**

Fully tiled shower cubicle housing Mira Miniduo shower, low level w.c., heated towel rail, UPVC double glazed window to the rear.

### **Bedroom 2 – 14' 3 x 10' 10 (4.34m x 3.31m) (to rear of wardrobes)**

Dual aspect room with UPVC double glazed windows to the front and side elevations enjoying far reaching views, fitted wardrobes, radiator.

### **Bathroom – 6' 4 x 6' 2 (1.93m x 1.89m)**

Fully tiled walls and floor, fitted with modern suite in white comprising panelled bath with mixer taps and shower attachment, wash hand basin in vanity unit with cupboard below, low level w.c., electric shavers point, heated towel rail, radiator, obscure UPVC double glazed window to the rear.

From the reception hall, staircase leads to:

### **First Floor Landing**

Access to loft/dormer rooms.

### **Bedroom 3 – 17' 3 x 8' 3 (5.27m x 2.52m)**

(Please note restricted height into eaves)  
Two velux windows, eaves storage, radiator.

### **Bedroom 4 – 16' 8 x 11' 10 reducing to 8' (5.09m x 3.61m reducing to 2.45m)**

(Please note restricted height into eaves)  
Two velux windows, built-in cupboards, eaves storage, radiator.

### **Bathroom – 6' 4 x 6' 2 (1.93m x 1.88m)**

Fitted with panelled bath with Triton electric shower over, pedestal wash hand basin, low level w.c., electric shavers point, heated towel rail, velux window.

### **Loft Space**

(L-shaped – see floorplan)  
Fully boarded loft with restricted height. Two velux windows, eaves storage, built-in cupboards, radiator, pressured domestic hot water cylinder.

### **Outside**

A 5-bar gate with tarmacadam driveway leads to the side of the property which provides access to:

### **Double Garage – 20' 2 x 17' 7 (6.14m x 5.35m)**

Two up and over doors, light and power connected, located at the rear is the oil storage tank.

The gardens are bordered on both sides by fields, with wooden fence and Devon hedges, there are lawns, specimen trees and flower borders. The oil fired boiler is situated to the left of the main entrance.

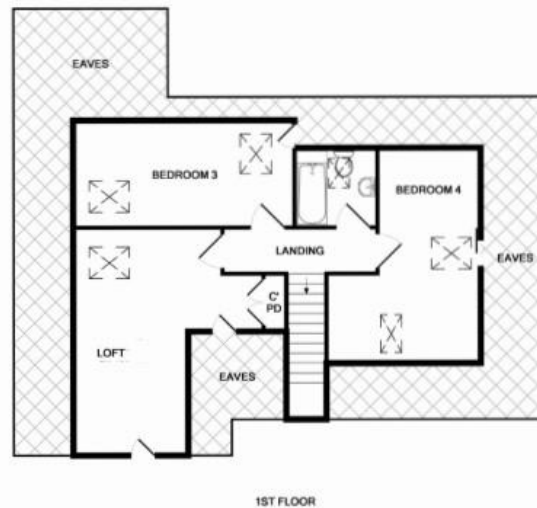
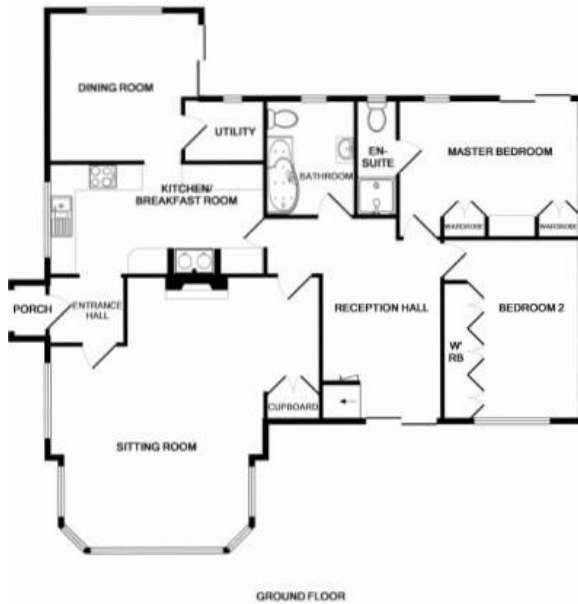
At the front of the property there is a delightful, paved patio measuring approximately 29' 6 x 19' 8 (9m x 6m) with access to the reception hall, this area takes full advantage of the beautiful panoramic views.

**Council Tax Band: E**

**Local Authority: West Devon Borough Council**


**Postcode for Sat Nav: PL19 0LU**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### VIEWINGS STRICTLY BY APPOINTMENT

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While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.