



3 Chapel View

Brentor, Tavistock, Devon, PL19 0LT

Price Guide £320,000



Property

Offered with no onward chain, a beautifully presented and restored character cottage with numerous individual touches that enhances the living and outside space to provide a wonderful unique home, situated in a quiet sought-after village with off road parking and enclosed private garden with garden room, store shed and terraced seating area, all room have been fitted with electric infra red heating panels and room thermostats. Internal viewing is strongly recommended.

The accommodation briefly comprises: Entrance porch, lobby, sitting room/dining room, kitchen, two bedrooms, shower room/bathroom, off road parking with store shed, garden room with kitchen facilities, decked terrace and further shed.

Accommodation

Entrance Porch – 4' 3 x 4' 2 (1.31m x 1.28m)

Solid wooden door with glazed panels, underfloor heating, window to side, door to:

Lobby – 5' 10 x 3' 7 (1.82m x 1.14m)

Built-in storage cupboards, meter cupboard, tiled floor, door to:

Sitting Room/Dining Room – 16' 9 x 12' 10 (5.14m x 3.95m) inc lobby & staircase

Fireplace with stone lintel housing wood burner, double glazed window with window seat to the front, part panelled walls, built-in storage cupboard and under stairs cupboard, exposed painted ceiling beams, staircase rises to the first floor, electric infra red panel heater, open access to:

Kitchen – 14' 5 x 7' 3 (4.41m x 2.22m)

Galley style kitchen with oak modern fronted cupboards and Corian work tops and sink, Miele integrated dishwasher and washing machine, Neff 4-ring induction hob and double oven, UPVC double glazed window to the side, electric infra red panel heaters, UPVC double glazed external door to the side.

From the dining area, staircase rises to:

First Floor Landing

Velux window, over stairs shelving, built-in cupboards, access to the loft space.

Shower Room – 6' 8 x 5' 9 (2.08m x 1.79m)

Modern suite with shower cubicle, fitted with Mira shower, wash hand basin in vanity unit with cupboard below, w.c., heated towel rail, tiled and panelled walls.



Shower Room Continued

Obscure UPVC double glazed window to the side with slate sill, electric infra red panel heater.

Bedroom 1 – 13' 1 x 9' (3.98m x 2.75m) overall

Vaulted ceiling with exposed 'A' frame and ceiling beams, cleverly designed bespoke built-in open clothes storage/hanging rail and shelving, double glazed window to the front with deep sill, electric infra red panel heater, velux window, storage cupboard.

Bedroom 2 – 9' 9 x 7' 3 (3.01m x 2.22m)

Part timber panelled walls, UPVC double glazed window to the side with deep sill, electric infra red panel heater.

Outside

On the opposite side of the lane there is a hardstanding providing off road parking for two vehicles and access to a store shed measuring 7' 12 x 5' 6 (2.17m x 1.72m) with power and light, there is further storage including bin store and log



Outside Continued

A wooden gate from here leads to a delightful private enclosed garden with specimen trees, shrubs and rockery. There is a raised sun terrace creating a wonderful seating/outside dining/entertaining area.

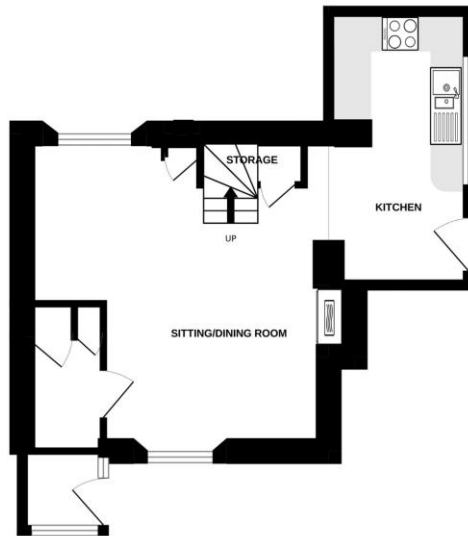
Garden Room – 10' 5 x 9' 1 (3.22m x 2.76m)

A wonderful room with glazed doors and windows at the rear, electric infra red bar heater.

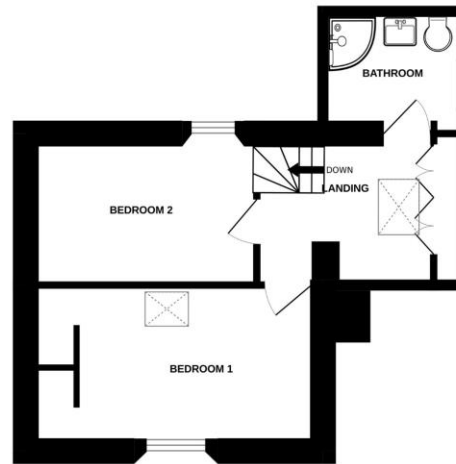
There is a stone barn with power and light which has been converted into a kitchen area with shelving/cupboards/bar and space for fridge.

Within the garden there is another store/shed/workshop measuring 9' 4 x 5' 4 (2.88m x 1.66m), with window, light and power and electric fuse box.

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.

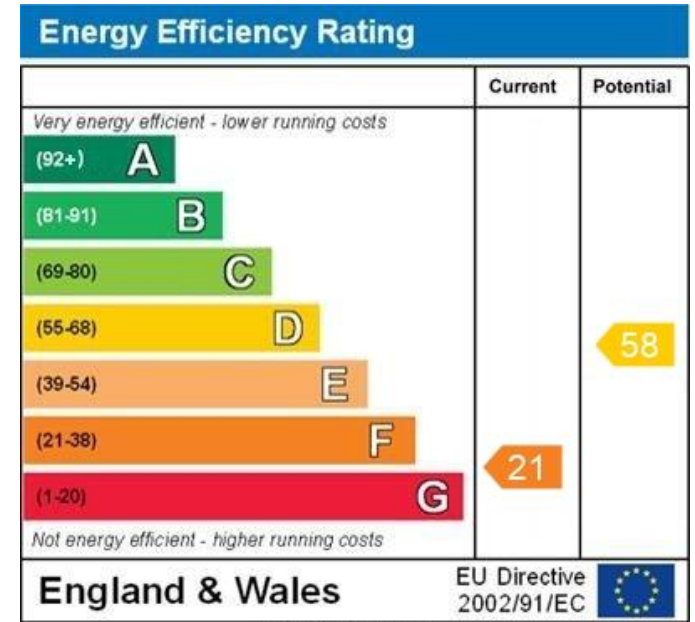


TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

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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