



2 Rock Park, Tavistock, PL19

Offers In Region Of £499,950



2 Rock Park, Tavistock, PL19

An IMMACULATELY PRESENTED, link detached Victorian property set in a commanding, elevated position within a short walk to the centre of Tavistock. Two Rock Park is presented to a very high specification throughout with the added benefit of TWO STUDIOS, a stunning open plan 'Hacker' Kitchen and Entertaining Room with bi-fold doors to the Sun Terrace, two further reception rooms, separate Utility Room, downstairs w.c, and Courtyard Studio/Office to the ground floor. Upstairs, the property boasts 4 bedrooms (Master En-suite) and a Family Bathroom. Externally, the house offers large gardens with two decked Sun Terraces and a Garden Studio/Office/ Gym which all have the benefit of far reaching views across the edge of Tavistock. The property offers many original features throughout including stripped pine doors and original flagstone flooring to the Kitchen and Hallway. A superbly presented home that offers space and style both inside and outside the property. This beautifully presented property is located in a commanding position on Mount Tavy Road in Tavistock and is a Victorian, link-detached house with 4 bedrooms set in gardens approximately 1/3 of an acre. The property has been extensively refurbished to a very high standard that extends to the double glazed sash windows, bi-fold doors to the Entertaining room with lantern sky light, feature fireplaces, ceiling architraves, stylish decor and high quality fittings.

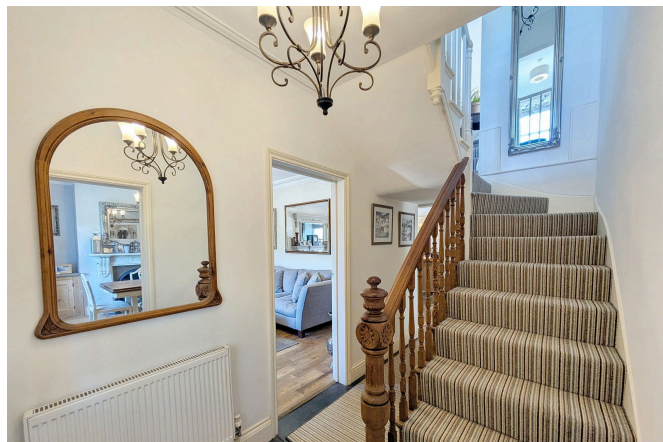




Description:

The accommodation comprises of:- an entrance vestibule with double glazed sash windows to either side and original Blenheim style floor tiles leading to the main hallway and stairs leading to the first floor. From the hallway, Reception Room One to the left is a beautifully presented room, currently used as a Lounge with feature fireplace and slate hearth that overlooks views of Tavistock and surrounding countryside and to the right of the hallway is Reception Two which is a mirror image with a Carrara marble feature fireplace with slate hearth and again offers views across Tavistock, a further Utility Room with butler sink and a downstairs cloakroom. The heart of the home is the large Kitchen/ Breakfast Room which leads into the Entertaining/Garden Room with bi-fold doors providing access to the main decked Sun Terrace and an eye catching roof lantern. From the Kitchen, there is also access via French doors to the Courtyard and the Courtyard Studio which is suitable for a multitude of uses.

To the first floor, there is a split landing that provides a separate hallway and access to Bedroom Three and a very well appointed spacious Family Bathroom with separate bath, corner quadrant shower cubicle, hand-basin and low level w.c. From the main Landing, there is access to two further double bedrooms (Master with En-suite Shower Room) and an additional single bedroom.





External information:

The property benefits from a large decked Sun Terrace to the side of the property edged by an attractive gravel rockery. There is ample opportunity for multiple seating areas and the decking flows seamlessly to the triple bi-fold doors in the Garden Room. Adjacent to the Garden Room is a raised lawned area fronted by a Devon stone wall and steps leading to the Garden Studio:-

Garden Studio: (8.19m x 2.68m/26'10" x 8'10")

The Studio is fully insulated with double glazed floor to ceiling windows and two fixed glazed skylight windows for maximum light and to enjoy the views. This multi-purpose Studio also benefits from a stylish Shower Room with corner quadrant shower cubicle with fully tiled surround, low level w.c. and hand-basin.

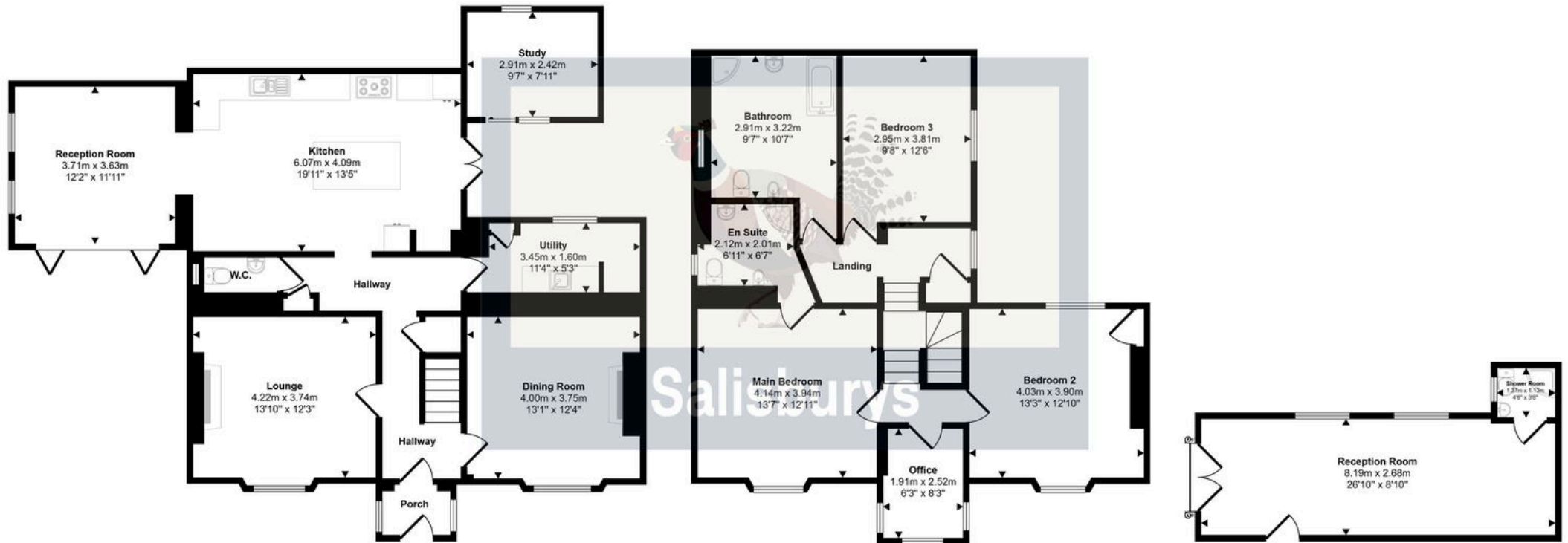
From the Garden Studio, there are further steps up to the top Sun Terrace which provides extensive views across the property and Tavistock and countryside. There are additional steps up to the final section of the garden with fields to the rear.

Storage Shed: 3.9m x 1.9m/12'7" x 6'2"at widest point) To the rear of the main house, there is a large storage shed with PVC door and velux window.

Please note 2, Rock Park does not have allocated parking but parking is available at 150m further along Mount Tavy Road on the left hand side.



Approx Gross Internal Area
211 sq m / 2272 sq ft



Ground Floor
Approx 107 sq m / 1149 sq ft

First Floor
Approx 81 sq m / 869 sq ft

Outbuilding
Approx 24 sq m / 254 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

