



Whitchurch, Tavistock, PL19 9BQ

£695,000



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A rarely available double fronted Victorian residence situated in a prime Whitchurch location. This handsome and beautifully presented property offers generously proportioned rooms with high ceilings and character features that include expansive sash windows, feature fireplaces and period dado and picture rails. The property offers a feeling of grandeur and the accommodation briefly comprises of:- an impressive Kitchen and Family Room, two further reception rooms, a Utility Room and downstairs cloakroom, four generous double bedrooms and a single, a Family Bathroom and separate Family Shower Room.

Externally the mid terraced property has both front and rear gardens, the rear being beautifully landscaped with patio and lawned areas. Parking for two vehicles is available to the front of the property and must be viewed. This handsome period property provides a home that is wonderfully proportioned with high ceilings, character features and stunning feature windows that overlook the gardens. On entering the property through the double doors into the Entrance Lobby with original tiled flooring and again through the internal double doors with feature glass panels, this property offers an understated elegance and timeless appeal. From the hallway, the Family Room and Kitchen provide a generous entertaining space with triple sash windows that flood the room with light. The Kitchen is appointed to a very high standard with a full range of base and wall units, Brazilian granite worktops, inset dual fuel Falcon cooker and additional space for a dining room table. From the rear of the Kitchen, there is access to the Utility Room, rear hallway, downstairs cloakroom and the airing cupboard. Both the Utility Room and the hallway offer access to the beautifully landscaped rear gardens. Externally, at the front of the property there are two car parking spaces which are adjacent to the communal front garden. The front garden is laid to lawn with mature trees that provide a secluded enclave from the road. The rear garden which was landscaped in 2021 by local designer, Emma Crow is beautifully presented with a flagstone patio area and two lawned areas with a grapevine draped pergola, mature borders, a gated rear access to Chollacott Lane all set within an enclosed walled garden.





Accommodation:

Ground Floor:

Entrance lobby (1.72m x 1.10m - 5'8" x 3'7")

Entrance hallway (1.70m x 5.57m - 5'7" x 3'7")

Family Room: (3.77m x 5.05m - 12'4" x 16'7")

Kitchen: (3.75m x 3.36m - 12'4" x 11'0")

Reception Room Two (3.85m x 4.38m - 12'8" x 14'4")

Reception Room Three (3.83m x 3.42m - 12'7" x 11'3")

Utility Room (2.18m x 2.31m - 7'2" x 7'7")

Downstairs WC (1.55m x 1.27m - 5'1" x 4'2")

Airing Cupboard (1.55m x 1.03m - 5'1" x 3'5")

First Floor:

Family Bathroom (3.56m x 2.51m - 11'8" x 8'3")

Family Shower Room (1.75m x 2.51m - 5'9" x 8'3")

Master Bedroom (3.81m x 5.02m - 12'6" x 16'6")

Bedroom Two (3.91m x 4.40m - 12'10" x 14'5")

Bedroom Three (3.62m x 3.58m - 11'11" x 11'9")

Bedroom Four (3.55m x 3.42m - 11'8" x 11'3")

Bedroom Five (1.72m x 2.94m - 5'8" x 9'8")





Externally: To the front of the property there are two car parking spaces which are adjacent to the communal front garden. The front garden is laid to lawn with mature trees that provide a secluded enclave from the road.

The rear garden which was landscaped in 2021 by local designer, Emma Crow is beautifully presented with a flagstone patio area and two lawned areas with a grapevine draped pergola, mature borders, a gated rear access to Chollacott Lane all set within an enclosed walled garden.

Outbuilding/Storage shed: (3.60m x 2.0m - 11'8" x 6'6") Brick and Devon stone storage shed with two side windows, tiled roof and wooden doors.

Services: Mains water, mains electric and mains gas.

EPC: D (63)

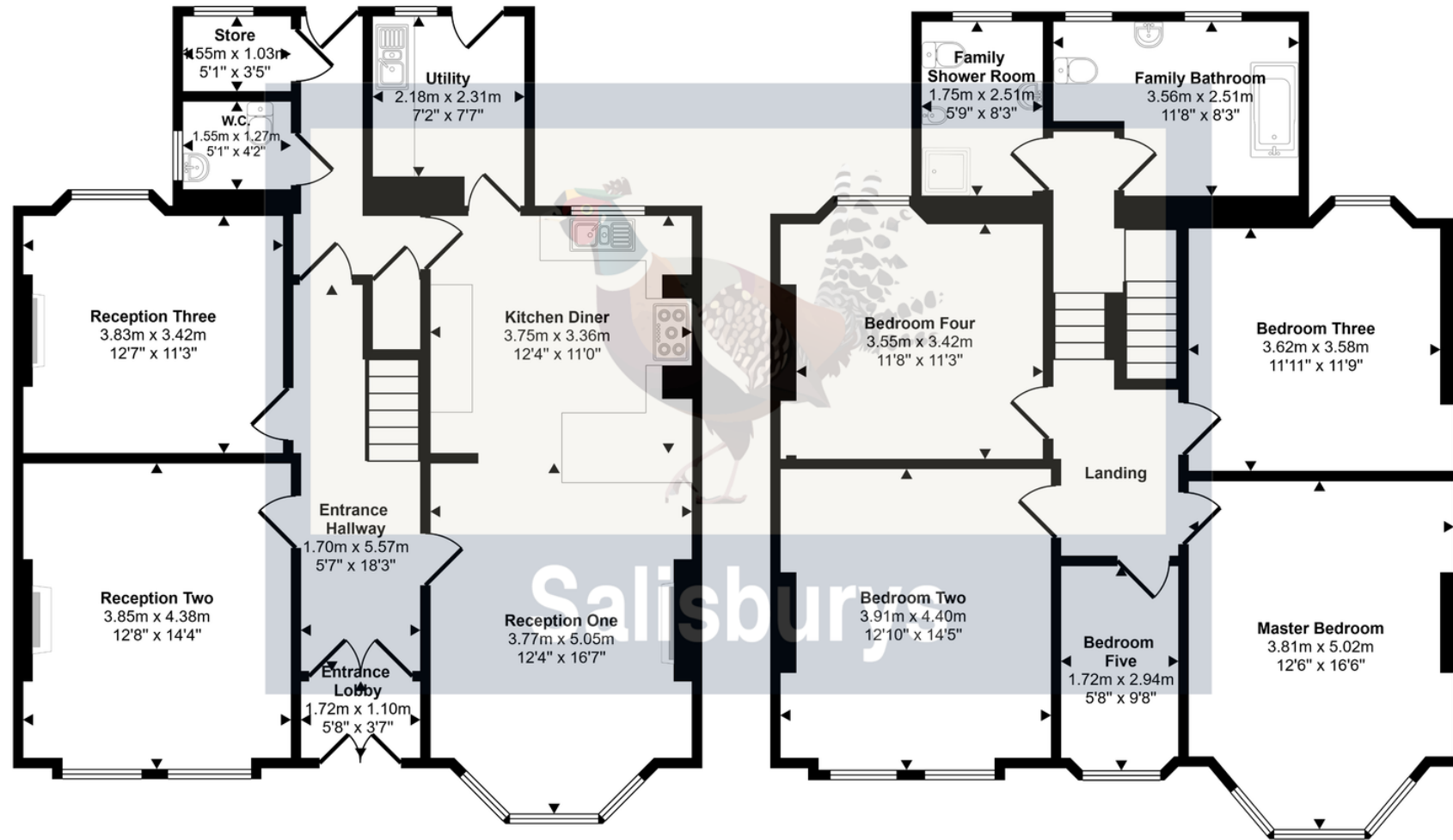
Council Tax: West Devon Borough Council F

Agents Notes: Fixtures, fittings, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
186 sq m / 2004 sq ft



Ground Floor
Approx 92 sq m / 987 sq ft

First Floor
Approx 94 sq m / 1017 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.

