



Medlar Cottage



Lamerton 1.4 miles • Tavistock 3.1 miles •
Plymouth 17.6 miles

A charming two double bedroom detached cottage with garden and parking, situated in an idyllic countryside location and suitable for a variety of uses.

- Attractive Stone Cottage
- Two Double Bedrooms
- Beautiful Countryside Location
- Tasteful, Well-presented Accommodation
- Full of Character and Charm
- Off Road Parking and Garden
- Store/Workshop with Planning Consent
- No Onward Chain
- Freehold (Curtilage Grade II Listed)
- Council Tax Band: N/A

Guide Price £375,000

SITUATION

The cottage is located in an idyllic setting at the end of a country lane within a small hamlet outside of Tavistock, enjoying a great degree of peace and tranquillity. The cottage benefits from an absence of passing traffic yet is within a 5-minute drive of Tavistock town centre. Some attractive countryside views are on offer to the west. Tavistock is a thriving market town in West Devon forming part of a designated World Heritage Site, rich in history and tradition dating to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought after private and independent school, Mount Kelly. Plymouth, 18 miles to the south, offers extensive amenities with the added attraction of its coastal access. The cathedral city of Exeter lies 37 miles to the northeast, providing connections to London and the rest of the UK Via its railway links, the M5 motorway and its international airport.

DESCRIPTION

This charming 2-bedroom cottage has full, unrestricted residential consent and can, therefore, be used as a permanent home, but has been utilised in recent years as a successful holiday let. This flexibility would allow its next owner to be a permanent resident, to continue with its current use or to use it as a countryside bolt-hole with occasional holiday lets as a useful additional income. The cottage is complete with a small garden and a parking space, in addition to an attached workshop/store with planning for conversion, making it a very appealing proposition in an enviable rural setting. Viewers are advised that although not explicitly Listed itself, the cottage falls under the Curtilage Listing (Grade II) of the neighbouring manor house, to which it once belonged.

ACCOMMODATION

The cottage is built in the traditional manner of solid stone and masonry, and displays various character elements throughout including exposed timber lintels and beams, slate window sills, exposed stonework and ledged timber doors. It is tastefully finished and well presented

throughout, with the accommodation being accessed via an entrance porch into the main reception room. This room functions as a good-sized sitting and dining room, with a stone fireplace at one end currently housing a wood burning stove on a slate hearth. The adjacent kitchen is fitted with a good range of cupboards and units, including a ceramic sink and drainer, integral Neff double oven and 4-ring Neff induction hob. There are plumbed spaces for a washing machine and dishwasher, and space in the adjoining utility for a tumble dryer. Off the utility is a bathroom, comprising a WC, wash basin and panelled bath with shower over. Stairs from the reception room lead to the bright and airy first floor landing. The two double bedrooms are both of a good size and enjoy an attractive outlook. The bathroom is complete with a WC, wash basin and panelled, P-shaped bath with rain-style shower.

OUTSIDE

The cottage is to be sold with two parking spaces and a small enclosed lawn garden to its front. The lawn is bordered by a pretty stream making this a very peaceful and attractive area in which to sit. To the side of the property is an attached store/workshop building with power and lighting. The store has planning for conversion into other accommodation with ancillary use to the cottage. Additional potential uses, such as a bedroom suite or home office, may also be possible, subject to application.

SERVICES

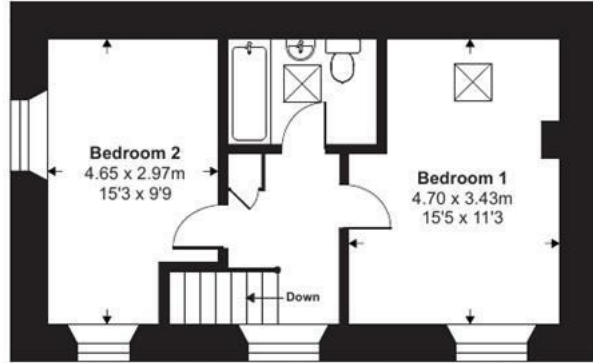
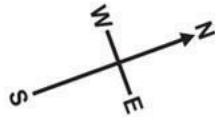
Mains electricity, private water (via shared borehole), private drainage (shared septic tank), electric heating. Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

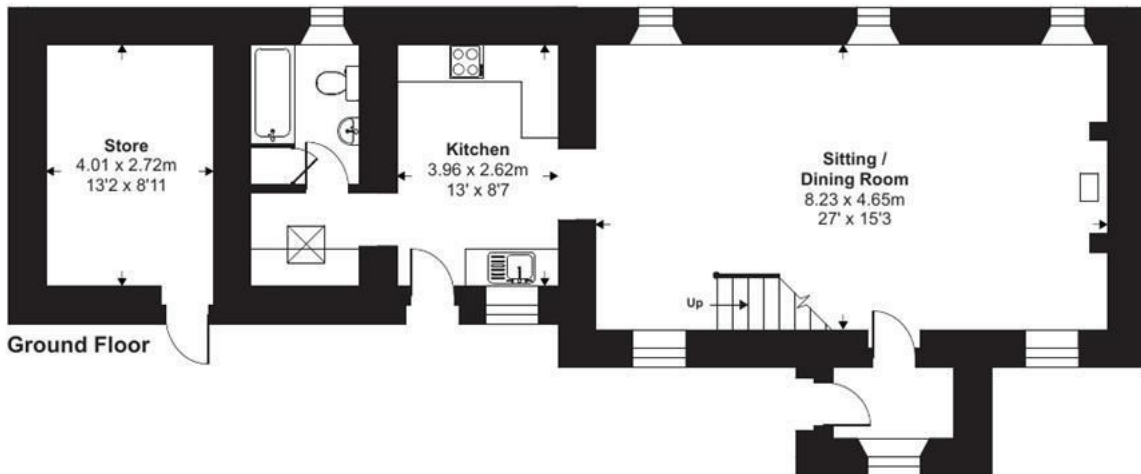
1. The cottage has been used as a holiday let in recent years, providing a steady income with an average gross return of around £27,000 p/a. The current Rateable Value is £2,700 (no rates payable). The cottage has not yet been assessed for Council Tax.
2. Although not explicitly Listed itself, the cottage falls under the Curtilage Listing (Grade II) of the neighbouring manor house, to which it once belonged.



Approximate Area = 1121 sq ft / 104.1 sq m
 Outbuilding = 117 sq ft / 10.9 sq m
 Total = 1238 sq ft / 115 sq m
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1053417

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(91-100) A	(81-90) B	(61-80) C	(35-55) D
(51-60) E	(21-30) F	(1-10) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		63	41

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