



209 Whitchurch Road



Bus Stop 50 yards • Post Office/Shop 300 yards • Whitchurch Down 0.6 miles • Town Centre 1.2 miles • Plymouth 13.5 miles • Exeter 40 miles •
What3words.com///guardian.plays.conjured
• For detailed directions, please contact the

Handsome and characterful, Grade II Listed, semi-detached family home with large gardens, in a well-regarded location accessible to both the town and open moorland at Whitchurch Down.

- Spacious Grade II Listed Victorian Villa
- 5 Bedrooms, 3 Receptions
- Characterful Period Features
- Well Presented and Tastefully Finished
- Sizeable Private and Enclosed Gardens
- Garage and Carport
- Convenient and Well-regarded Location
- Close to Whitchurch Down
- Freehold
- Council Tax Band: F

Guide Price £720,000

SITUATION

This handsome period home is situated within the extremely well-regarded area of Whitchurch, on the southeastern outskirts of Tavistock. The house enjoys a hugely convenient position within close proximity of local amenities and facilities including a pub, local shop/post office and sought-after local primary school all within easy reach. There is also nearby access to Whitchurch Common, leading on to the full expanse of Dartmoor National Park, making the house an ideal prospect for those who enjoy an outdoors-oriented lifestyle. A stop on the Tavistock to Plymouth bus route is less than a 10-minute walk away, with a local service into town running within 50 yards of the house, and Drake's Trail cycle route is also available nearby. Tavistock is a thriving market town rich in history dating back to the 10th Century and is 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 school, Mount Kelly. The famous port city of Plymouth is 15 miles to the south, providing an extensive range of amenities and lively entertainment, with no shortage of water activities perfect for the watersports enthusiast. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.

DESCRIPTION

This impressive Victorian villa-style residence is believed to date to circa 1840, with later extensions dating to around 1870, and offers some extremely flexible and well-proportioned accommodation arranged into an interesting layout afforded by the square turret to the front elevation. The house has been subject to extensive improvements and refurbishment in recent years, and now provides warmth, character and comfort in equal measure. Externally, the large gardens surround the house on three sides, complementing the internal space extremely well. The house is complete with a garage and carport, making it an ideal home for a variety of lifestyles, but perhaps particularly well-suited to active family life.

ACCOMMODATION

This characterful property holds many attractive features typical of its age, including decorative stained-glass multi-pane panellled doors, sash windows, beautiful mosaic floor tiling, high ceilings, exposed timber floorboards, picture rails and attractive fireplaces. The house is accessed initially beneath a covered veranda and through double doors into an entrance porch, which in turn leads into the welcoming reception hallway. To one side of the hallway is the sitting room, which is a bright

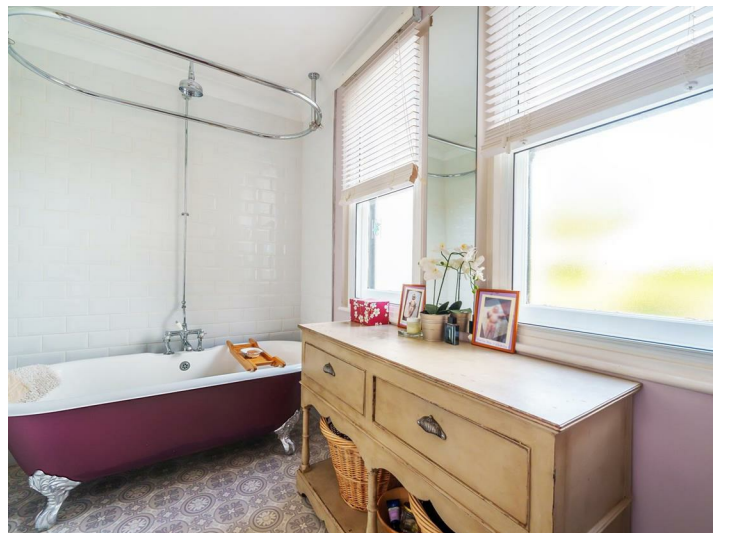
and square room, centred around an open fireplace with French doors leading out beneath the covered veranda. Across the hallway is the living room, centred around a gas fire and a sizeable bay window to the front aspect, also featuring working shutters. An inner lobby leads through to the kitchen and dining room which is equipped with a range of fitted cupboards, including a beautiful handmade solid timber dressing unit, and a gas-fired Heritage range set into an alcove. The kitchen itself is very well-equipped with several cupboards and cabinets with solid timber worktops, incorporating a double Belfast sink, integrated dishwasher and an impressive Lacanche range cooker with a 5-ring gas hob and double oven below, with a matching Rangemaster extractor hood. Finally, on the ground floor is a cloakroom which also contains spaces for laundry appliances. At first floor level there are up to six bedrooms, including a master with fitted wardrobes and a tasteful en-suite complete with a clawfoot bath. Across the landing are the second and third bedrooms, both of which are good-sized double rooms and to the rear of the third bedroom is a further room which could be used as another bedroom or potentially as a dressing room or home office. Also off the first-floor landing are two very interesting square rooms within the turret structure found to the front of the house, one of which is used currently as a study with the room above having a high vaulted ceiling and serving as a single bedroom. Finally, off the split landing, there is a shower room with a separate adjacent WC.

OUTSIDE

The house is approached over a gravelled pathway to the front door which continues around to the side and rear of the property. There are beautifully arranged gardens on three sides with attractively planted borders and mixed areas of lawn, which are awash with colour during the spring and summer. The gardens also include a small wildlife pond, a greenhouse and a productive fruit and vegetable patch providing an abundance of fruit, including cherry, pear and four established heritage apple trees, plus black and red currants, raspberries, blackberries and gooseberries. To the rear of the property is an external workshop and store which has power and lighting connected. The rear lawn also features a timber summerhouse, and there is access to both the garage and carport, plus an adjoining log store.

SERVICES

All mains-supplied services are connected, with gas central heating throughout. Please note that the agents have neither inspected nor tested these services.





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.



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