



Rhylla



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Townlake, Near Tavistock, Devon, PL19 8PQ

Horsebridge/River Tamar 1 mile (500 yards on foot) •
Tavistock 6 miles • Plymouth 20 miles • Exeter 44 miles

Substantial and flexible country residence offering annexe and income options, outdoor pool and spectacular views, all set amongst 1.38 acres in a quiet, semi-rural hamlet.

- Superb Character Home of Almost 4,000sq.ft
- Separate Detached Holiday Cottage
- Annexe / Second Letting Unit
- Spectacular Views of the River Tamar
- West-facing Gardens, 1.38 Acres in All
- Private Patios and Outdoor Pool
- Triple Garage and Extensive Parking
- Quiet and Picturesque Hamlet
- Council Tax Band: G
- Freehold

Guide Price £1,195,000

SITUATION

This hugely impressive home enjoys a private and picturesque position within Townlake, a peaceful country hamlet in West Devon which falls within the Tamar Valley Area of Outstanding Natural Beauty (AONB). The property is located approx. 500 yards on foot from, and overlooks, the River Tamar itself, and the neighbouring hamlet of Horsebridge where there is a popular pub.

Tavistock, 6 miles away, is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities including the sought-after independent and private school, Mount Kelly.

Plymouth, some 20 miles to the south, offers extensive amenities with the added attraction of its coastal access and the Mayflower Marina. The cathedral city of Exeter lies some 44 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links, international airport and the M5 motorway.



THE HOUSE

With parts dating to the early 1800s, the house is of traditional masonry construction beneath a slate roof. Internally, it is expansive, exceptionally versatile and characterful, including shuttered windows, beams, exposed stonework and fireplaces, alongside bespoke joinery and high-quality contemporary finishes. With five receptions and six bedrooms in total, the accommodation can be configured in a number of ways to suit a variety of lifestyles. On the ground floor, there is a principal sitting room opening into a striking dining room, kitchen/breakfast room with a walk-in pantry, separate utility, WC, snug sitting room with an attractive cast iron fireplace, and a separate study/library room. Beyond the snug are a further sitting room and second kitchen with an adjoining garden room which, in combination with the en-suite bedroom above, can be self-contained to serve either as an annexe or second letting unit. Within the principal kitchen, there is a good range of cupboards and cabinets complete with integrated NEFF appliances (dishwasher, programmable double oven with grill and multi-function hob) plus a built-in fridge. The secondary kitchen is also fitted with a good range of modern units incorporating a dishwasher, fridge, electric oven and induction hob. At first-floor level, five of the six bedrooms overlook the gardens and enjoy the spectacular panoramic views across the river Tamar. Of particular note, the exceptional master suite comprises a sizable bedroom with extensive fitted wardrobes, a well-appointed modern ensuite shower room, and a separate en-suite cloakroom. Standalone bath and shower rooms serve the other bedrooms.

THE COTTAGE

The cottage has holiday consent and, having been comprehensively refurbished, has been successfully let by our clients in recent years. It is comprised of a bright, dual-aspect living room centred around a log-burning stove, a well-appointed modern kitchen with integrated appliances, a sizable double bedroom and a stylish modern shower room. It is fully self-contained with its own parking space and a generous, mature garden from where you can enjoy the picturesque surroundings.

OUTSIDE

The house is approached over a sweeping drive which leads to a very large parking area and three garages, two of which have electric roller-shutter doors. The parking area is framed by a beautiful, tiered rockery, planted with a variety of hardy shrubs. The property's main gardens are west-facing and comprise various areas of lawn, patio and seating areas, all with mature planted beds and borders, plus an area of private light woodland and a heated outdoor swimming pool and pool house enclosed by a walled patio.

SERVICES AND OUTGOINGS

Mains water and electricity. Oil-fired central heating. Private drainage (septic tank). PV Panels with feed-in tariff. Multi-fuel stoves in the sitting room and kitchen. Ultrafast Broadband and mobile/data services are available via 02 and Three (source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services. Council Tax Band G, Rateable Value for the cottage £1,400, cottage EPC Band F.



