



Rhylla



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Townlake, Near Tavistock, Devon, PL19 8PQ

Horsebridge 1 mile (500 yards on foot) • Tavistock 6 miles •  
Dartmoor 7.7 miles • Plymouth 20 miles • Exeter 44 miles

Substantial and flexible country residence offering options for multi-generational living and an income stream, an 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 - Two-family/Second Letting Option
- 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, and overlooks, the Tamar Valley National Landscape (formerly AONB) and river Tamar itself. The property is located circa 500 yards on foot from the river and the neighbouring hamlet of Horsebridge where there is a popular pub. There are breathtaking westerly views across the Tamar Valley and East Cornwall. Tavistock is 6 miles to the east and Dartmoor National Park is easily accessible just over 7.5 miles away.

Tavistock itself 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 is 20 miles to the south and the city of Exeter lies 44 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.



## THE HOUSE

The house itself is expansive, exceptionally versatile and full of character features, 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 but may particularly appeal to those seeking multi-generational living, an income stream or a combination of the two.

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, with its own parking space and a generous, mature garden from where you can enjoy the picturesque surroundings.

## OUTSIDE

A sweeping drive 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 O2 and Three (source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services. Rateable Value for the cottage £1,400, cottage EPC Band F.



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.



Approximate Area = 3935 sq ft / 365.5 sq m  
 Annexe = 604 sq ft / 56.1 sq m  
 Garages = 480 sq ft / 44.5 sq m  
 Outbuildings = 156 sq ft / 14.4 sq m  
 Total = 5175 sq ft / 480.5 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1101654



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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