



Tavy View



Bus Stop 150 yards • Whitchurch Down
100 yards from Top of Garden • Town
Centre 0.8 miles • Plymouth 14 miles •
Exeter 41 miles • What3words.com
[///picnic.pace.issues](http://picnic.pace.issues) • For detailed
directions, please contact the office.

**An extremely impressive and
distinctive period family home with
large, mature gardens and direct
access to Whitchurch Down.**

- Substantial Non-Listed Period Home
- One Half of a Unique Pair
- 5 Bedrooms, 4 Receptions
- Superb Character Throughout
- Large Mature, Private Plot of 0.64 Acres
- Lawns, Terraces and Vegetable Garden
- Direct Access to Whitchurch Down
- Private and Discreet Sought-after Location
- Freehold
- Council Tax Band: F

Guide Price £825,000

SITUATION

This substantial period home is situated within the extremely well-regarded area of Whitchurch, on the south-eastern 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 half a mile. There is also direct and secure access (on foot) to Whitchurch Common from the top of the property's garden, leading on to the full expanse of Dartmoor National Park, making the house an ideal prospect for those who enjoy an outdoors-oriented lifestyle. Additionally, there is a stop on the bus route into the town centre within 150 yards, and Drake's cycle trail is around 1 mile away. Tavistock itself is a thriving market town, rich in history dating back to the 10th Century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly. Plymouth is 15 miles to the south whilst the city of Exeter lies some 44 miles to the northeast, providing connections to London and the rest of the UK via its railway links, international airport and the M5 motorway.

DESCRIPTION

This extremely impressive and imposing home forms one half of a unique pair of semi-detached period houses situated in one of Tavistock's most desirable locations. Offering character, warmth and comfort in equal measure, the three-storey accommodation is full of traditional period features including multi-pane timber and stain glass windows, picture and dado rails, some working fireplaces, an impressive turning staircase, mosaic tiling and detailed coving. Externally, the house occupies a very large plot amounting to approximately 0.64 acres which comprises extensive, varied gardens leading directly onto Whitchurch Down giving this house strong appeal to those who enjoy walking and exploring, or with an active family or pets. The property is of distinctive stone and masonry construction and set back from the road by a sweeping driveway, thereby enjoying an excellent degree of peace, privacy and shelter, whilst also being within easy reach of Tavistock's town centre.

ACCOMMODATION

The house is accessed on the ground floor beneath a canopied porch through a vestibule into a central reception hallway which has a mosaic-tiled floor, stairs rising to the upper floors and doors off to the principal reception rooms. The sitting room is a very warm and comfortable reception with a bay window to the front aspect and a marble fireplace housing a log-burning stove. Adjacent to the sitting room is a dual-aspect study with a bay window and French windows. Across the hallway is the very

elegant, formal dining room with a large bay window to the side and a striking marble fireplace. The kitchen is equipped with a good range of cupboards and cabinets across three walls with black granite worktops which incorporate a large ceramic sink, and space beneath the counter with an integrated Miele dishwasher. Set into a tiled recess is a gas-fired Aga with two ovens and two hotplates, and there is plumbed space within the kitchen for a large American-style fridge-freezer. Double doors lead out from the kitchen to the bright and striking, vaulted family room extension with bi-fold patio doors spanning its length, which lead out to the rear courtyard and gardens beyond. Off the family room is a useful utility/WC, which includes secondary cupboards and cabinets, Belfast sink and space for the laundry appliances. At first-floor level are the master bedroom suite, a second good-sized double bedroom, an adjacent WC and a well-appointed family bathroom. The master bedroom enjoys an attractive, southwesterly view towards neighbouring countryside and is fitted with triple built-in wardrobes. It is served by an en-suite bathroom comprising a traditional white 3-piece suite with a shower over the bath. The family bathroom is finished with a 4-piece suite to include a freestanding rolltop bath and a double shower enclosure with a rain-style shower head. Also off the landing is a large, walk-in linen cabinet. At second-floor level are three further bedrooms, each of which has access points into the house's eaves storage areas.

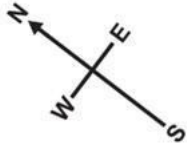
OUTSIDE

The house is approached over a sweeping driveway which provides parking for 3-4 cars, adjacent to which is an attractive front garden centred around a pond and a raised patio terrace. To the rear of the house there is a large gravelled courtyard with access to a useful outbuilding. The rear garden is a sizable space that extends away from the house and is divided into different areas, to include an expansive lawn, a structured vegetable garden with six raised beds, a 6'x10' greenhouse and an enclosed paved terrace set in front of a good-size potting shed. At the top of the lawn is a pathway through to an upper area of garden which was once the house's tennis court. From here, a pedestrian pathway (approx. 100 yards) provides direct and secure access to Whitchurch Down (see our location plan) and is only accessible by a few neighbouring properties.

SERVICES

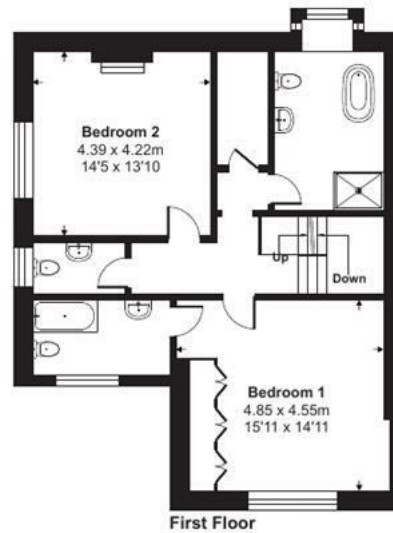
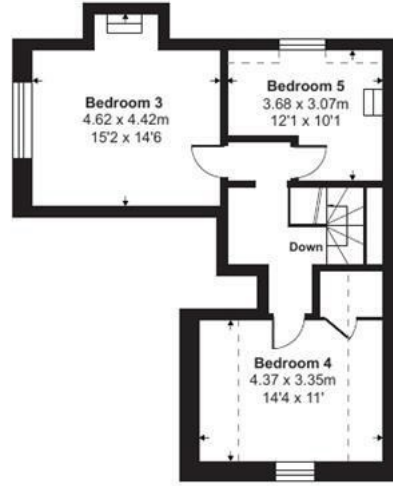
Mains electricity, water, gas and drainage. Gas-fired central heating. Ultrafast Broadband is available and mobile/data services are available via all four of the major suppliers (source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services.





Denotes restricted head height

Approximate Area = 2754 sq ft / 255.8 sq m
 Limited Use Area(s) = 83 sq ft / 7.7 sq m
 Store = 66 sq ft / 6.1 sq m
 Total = 2903 sq ft / 269.6 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). © nichecom 2024. Produced for Stags. REF: 1095232

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
(92-100) A	(81-91) B		78
(69-80) C	(55-68) D	54	
(50-68) E	(35-54) F		
(1-49) G			

Net energy efficient - higher scoring coats
 England & Wales EU Directive 2002/91/EC

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