



1, Mana Butts Cottages

1, Mana Butts Cottages, Tavistock, Devon PL19 0JU



Mount Kelly School 1.5 miles • Tavistock
2.5 miles • Open Moorland (Blackdown
Common) 2.6 miles • Plymouth 17 miles •
Exeter 38 miles • What3words
///like.softly.camp • For detailed directions,
please contact the office.

**A beautifully finished character home with
wonderfully landscaped gardens,
paddock and stable, double garage and
annexe, peacefully located outside of
Tavistock, 0.75 acres in all.**

- Characterful, Semi-detached Period Home
- 4 Double Bedrooms, 2 Receptions
- Beautifully Finished and Tastefully Presented
- Immaculate Landscaped Gardens
- Double Garage with Annexe Over
- Private, Peaceful and Picturesque Location
- Spectacular Views and Close to Moorland
- Paddock and Stable, 0.75 Acres in All
- Council Tax Band: C
- Freehold

Guide Price £735,000

SITUATION

This hugely appealing property is located in an elevated position, in a very attractive countryside setting within striking distance of Tavistock - close enough to the town to benefit from all of its amenities and facilities yet far enough outside to enjoy a wonderful degree of peace and privacy. With its elevated position, the property enjoys breathtaking, panoramic views across neighbouring countryside towards the dramatic landscape of Dartmoor National Park. The house is located a short distance from the highly sought-after Mount Kelly private school whilst also being within only a short distance of open moorland at Blackdown Common in Mary Tavy. Tavistock itself is a thriving market town, offering a superb range of shopping, recreational and educational facilities. Plymouth is 15 miles to the south and the city of Exeter lies 40 miles to the northeast, providing transport to London and the rest of the UK via its railway links and the M5.

DESCRIPTION

This beautifully finished character home was built, we understand, in 1847, originally as a Duke of Bedford farm worker's cottage, and is one of only four such three-storey cottages located around Tavistock. Internally the house is presented in immaculate condition and with extremely high attention to detail, offering bright and well-proportioned four double bedroomed accommodation with incredible views available from every window. Externally, the house is complemented by some wonderfully landscaped gardens comprising manicured lawns with colourful borders, a vegetable plot and a small paddock providing interest and enjoyment for a variety of lifestyles. Finally, there is extensive parking within the gated drive in addition to a detached double garage which also features a studio annexe above, providing valuable space for a dependent relative or as a potential income stream.

ACCOMMODATION

The house is accessed on the ground floor, with entrances to both the front and rear of the property. To the front there is an original stone porch, although the rear entrance is now more commonly used, taking you from the driveway and rear courtyard into a welcoming reception hallway with attractive flagstone slates flooring. The sitting room faces out over the front lawn and is centred around a multi-fuel stove on a tiled hearth with a slate and timber surround. The kitchen and family room very much serve as the hub of the appealing home; it is a large, bright, square room with a triple aspect affording views out over the front and side gardens as well as the rear courtyard. The kitchen itself is well-equipped with an excellent range of cupboards and cabinets with solid Iroko

worktops over, plus a sizeable central island. There are spaces for a washing machine and tumble dryer, in addition to a plumbed space for a dishwasher and upright American-style fridge-freezer. Cooking is undertaken with an electric, dual-control Aga containing three ovens and two hot plates that can be independently used. From the hallway, stairs rise to the first floor with under-stair storage beneath. At first-floor level are two front-facing double bedrooms, of which one is served by an en-suite shower and separate WC and both enjoy the far-reaching countryside and moorland views. Also, on this floor is the family bathroom which is complete with a corner shower enclosure, cast iron clawfoot bath with shower attachment, WC and a basin set into a vanity unit. Stairs turn again up to the second floor where there are two further double bedrooms, of which one faces the front aspect and enjoys an impressive panoramic view, whilst the second overlooks the rear courtyard garden and neighbouring countryside. Located over the garage and accessed via external steps, is a separate annexe comprised of a bedroom/sitting room, modern kitchen without cooking functions, and shower room, providing great space for a home office/workspace, dependent relative, staying guests, or the potential to generate a letting income subject to any necessary consents or approvals that may be required.

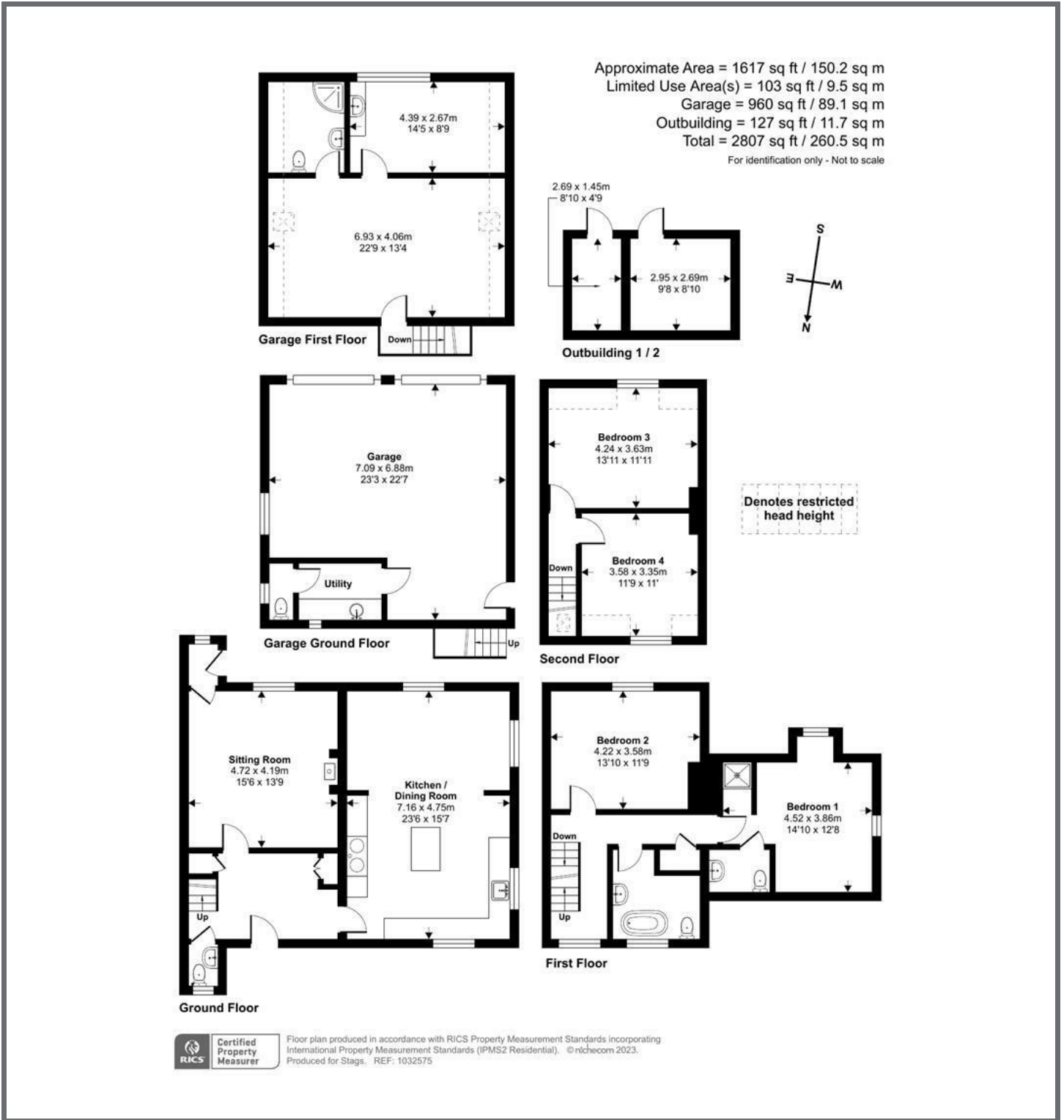
OUTSIDE

Double timber gates lead onto a large gravelled driveway leading to the double garage, to the rear of which are a utility room and a useful WC. The gardens are an undoubted highlight, offering a variety of beautiful and meticulously maintained areas to cater for active families, keen horticulturists and those interested in growing their own produce or keeping small livestock. Manicured lawns with colourful planted borders can be found to the front and side of the house, including a summerhouse taking full advantage of the far-reaching Dartmoor views. At the rear of the house is an enclosed courtyard containing a sizable garden store and potting shed which has power and lighting connected. Beyond the side garden is an enclosed paddock with an adjacent timber stable and store, with power and water connected. In all, the property amounts to 0.75 acres (see our accompanying location plan).

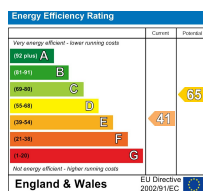
SERVICES

Mains electricity. Private water via a borehole (shared). Private drainage via a septic tank (shared). LGP-fired central heating. ADSL Broadband available, mobile voice and data available with EE and Three (may vary with other suppliers. Source, Ofcom's online service checker). 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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