



Moorview



# Moorview

22 Glanville Road, Tavistock, Devon, PL19 0EB

Town Centre 550 yards (on foot) • Whitchurch Down 1.5 miles  
• Plymouth 15.5 miles • Exeter 40.5 miles

A substantial, elegant period home with beautifully finished, versatile 6/7-bedroom accommodation and pretty walled gardens, in a highly sought-after and convenient location within the town.

- Exceptional Non-Listed Period House
- Brimming with Elegant Character Details
- Attractive Walled and Lawn Gardens
- Accessible, Yet Private Position
- Freehold
- Beautifully Finished Throughout
- 6/7 Beds, 6 Receptions, Approx. 4,500sq.ft
- Large Private Driveway
- Superb Town and Moorland Views
- Council Tax Band: F

Guide Price £950,000

## SITUATION

This impressive house occupies a discreet position along one of Tavistock's most sought-after roads. Being centrally located, the house enjoys extremely convenient access to the town centre and all of its many facilities and amenities, whilst also benefitting from a great degree of privacy within a mature, sheltered and enclosed plot that amounts to a quarter of an acre.

Tavistock 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 private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth, some 15 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 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 is a rare opportunity to acquire a substantial and incredibly elegant, detached period home which is not Listed, in a convenient, town centre location. The house offers some beautifully appointed and extremely versatile accommodation over four floors, comprising 6/7 bedrooms, 5 bathrooms and 6 receptions which could be configured in a number of ways to suit a variety of lifestyles. In particular, the lower ground floor could serve several purposes and has the potential for conversion into a self-contained 1 or 2-bedroom annexe.



Throughout the house is an array of traditional period features and details such as panelled walls and bespoke joinery, ornate coving and ceiling roses, shuttered sash and stain-glass windows, exposed floorboards, picture and dado rails, and impressive fireplaces. Externally, the house is complemented by attractive part-walled gardens on two sides affording plenty of space for active families and keen gardeners, plus a large driveway. The house also enjoys a fabulous outlook across its gardens and over the town, with Dartmoor in the distance.

### ACCOMMODATION

The house is accessed across the front garden into a beautiful, south-facing Victorian conservatory which, in turn, leads into a welcoming reception hallway. On the ground floor there are several very attractive reception rooms including a drawing room centered around a marble fireplace, a sitting room also centered around an open fireplace and overlooking the front garden, a study (currently a dining room) and a sizable open-plan kitchen/dining room. The kitchen is equipped with an excellent range of cupboards and cabinets with granite worktops incorporating a Belfast sink, plus a large island and breakfast bar. Appliances include a Rangemaster cooker comprising a 5-ring gas hob and hotplate, double oven, grill and warming drawer, plus an integrated Hotpoint dishwasher. The dual-aspect dining area enjoys an attractive outlook over the fantastic surrounding views through a huge picture window. Also on the ground floor is a side entrance/boot room, a dedicated utility room with spaces for appliances and an American-style fridge-freezer, and a separate cloakroom.

At first-floor level, there are four sizable double bedrooms, a 4-piece family bathroom, a separate shower room housing a multi-function corner shower, a separate WC, and an inner staircase leading up to a loft bedroom. The very attractive master suite is complete with a range of fitted wardrobes and a large en-suite/dressing room. Also off the first-floor landing is a roof terrace.

On the lower ground floor, there are two store rooms, a playroom leading out to the garden, a further flexible room currently used as a gym, two further double bedrooms (one en-suite) and a standalone shower room.

### OUTSIDE

The house is privately set behind a high stone wall and there is a driveway to the side of the house, providing parking for several vehicles. The property's part-walled gardens are located on the south and east sides, being arranged into well-kept lawns with well-stocked, colourful borders, including pink and white wisteria and a large magnolia tree, as well as various climbing roses and rose shrubs. The side garden in particular is very pretty and enclosed with a high stone wall.

### SERVICES

Mains water, electricity, gas and drainage are connected, with gas-fired central heating on the ground and first floors. Ultrafast broadband is available and mobile/data services are available with all four major providers (source: Ofcom's online service checker).

Please note that the agents have neither inspected nor tested these services.

### VIEWINGS AND DIRECTIONS

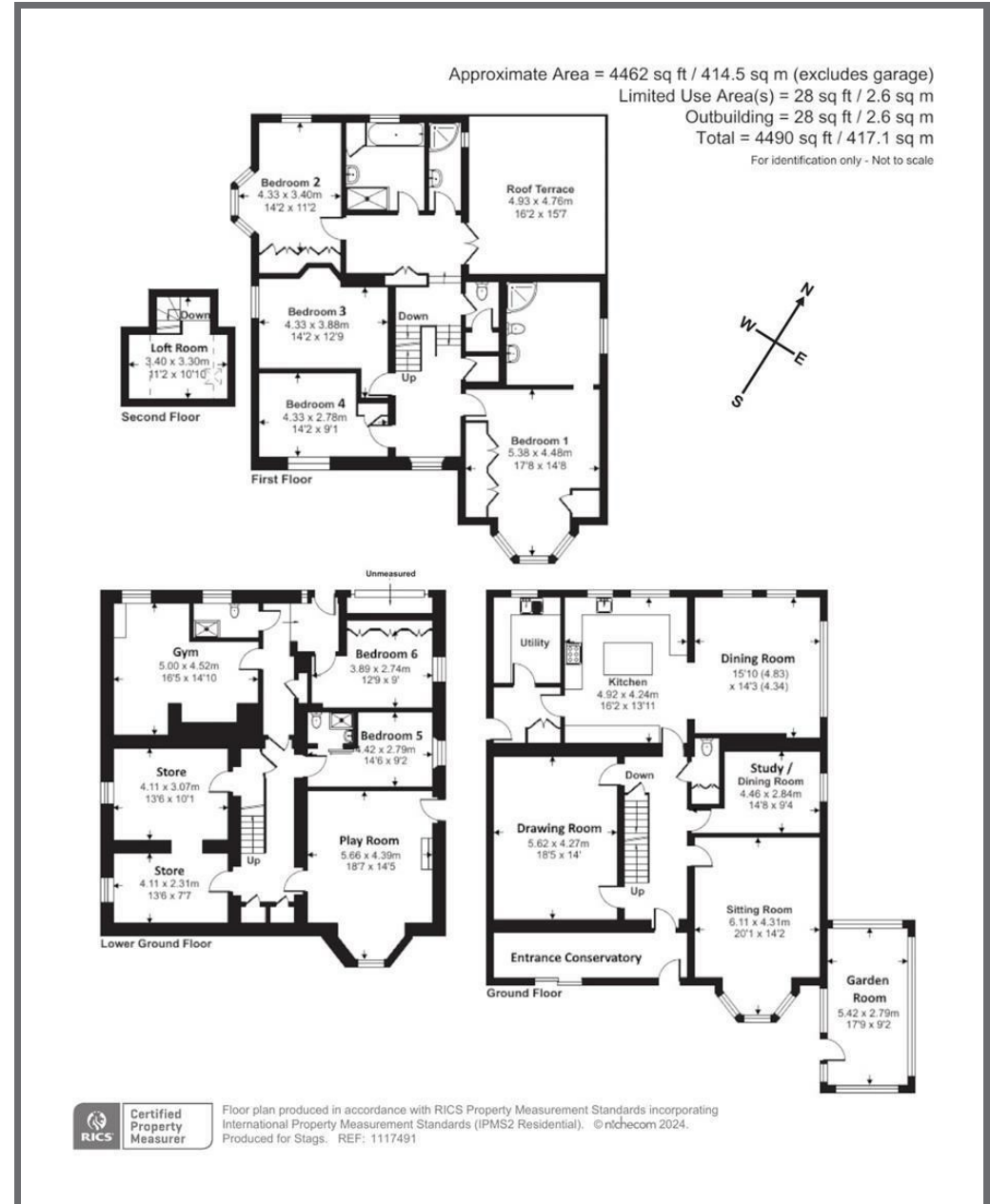
Viewings are strictly by appointment with the vendor's sole agents, Stags. What3words reference [///washed.simply.soft](https://www.what3words.com/). For detailed directions, please contact the office.

### AGENT'S NOTE

Interested parties are advised that planning consent has been granted in the neighbouring plot, to the south of the house, which is owned by a third party.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		50	70
England & Wales		EU Directive 2002/91/EC	