



Hawkmoor House



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Gulworthy, Tavistock, Devon, PL19 8PA

Tavistock 4 miles • Dartmoor National Park 5 miles • Plymouth 18 miles • Exeter 45 miles

A substantial, non-listed Victorian former mine captain's house in 17.7 acres of gardens, woodland and pasture, in a discreet and verdant setting close to Tavistock.

- Impressive Victorian House of over 4,500sq.ft
- Up to 7 Bedrooms (3 En-suites), 6 Receptions
- Recently Significantly Improved
- Incredible Character and Detailing Throughout
- Extensive Gardens, Woodland and Pasture
- Two Garages and Outbuildings, 17.7 Acres.
- Hugely Private, Sylvan Setting Near Tavistock
- Walks and Riding on the Doorstep
- Freehold
- Council Tax Band: G

Guide Price £1,650,000

SITUATION

This extremely impressive period country house is located in a beautiful, verdant, wooded setting within the Tamar Valley AONB just 3 miles to the west of Tavistock (town centre 5 miles - 10 minutes' drive). The house occupies a sheltered clearing on the edge of an extensive, diverse woodland and is set at the head of a long, private drive, thereby enjoying an exceptional level of peace and privacy. The house has direct access into the woods themselves providing extensive opportunities for walking, riding, and exploring the region's rich heritage. Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake. 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 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, international airport and the M5.

DESCRIPTION

This imposing period home is believed to date to around 1850 and was originally a mine captain's residence, which is evident in the house's exceptional proportions. The house is not Listed and offers expansive, versatile accommodation filled with an array of classical, period details and features including exceptionally high ceilings, picture and dado rails, ornate coving and ceiling roses, impressive fireplaces and high sash windows. The house was completely overhauled around 35 years ago, to include a new roof, and has more recently undergone a programme of improvement, alterations and remodelling in order to create a home of great comfort and quality. The property is ideally suited to large and active families or those seeking a statement home in good grounds yet within easy reach of Tavistock's many facilities and amenities, and it should also particularly appeal to those with an affinity for wildlife and the natural environment, and those who enjoy walking and exploring. Surrounding the house are extensive wildlife-rich grounds totalling some 17.7 acres, comprising formal lawns and ornamental gardens, seating areas, meadow and pasture paddocks, and a large area of mixed woodland. Located around the grounds are a selection of outbuildings including a double garage, a further single garage, a large open-fronted barn and workshop, and a laundry room.



ACCOMMODATION

The house is accessed into a vestibule and garden room which in turns leads into a central reception hallway. There are several sizable reception rooms on the ground floor to include a drawing room, living room/day room, separate snug sitting room and formal dining room. Adjacent to the dining room is the kitchen which also opens into a newly created breakfast room extension. Also on the ground-floor are a boot room, WC, walk-in pantry and a home office which could be utilised as a ground floor bedroom being located directly opposite a recently newly fitted shower room (these two rooms could be enclosed together to form an en-suite). At first-floor level there are four principal double bedrooms, including the master suite which is complete with an en-suite shower room and extensive fitted wardrobe space, in addition to a dressing room (formerly an adjoining single bedroom). There is a second large, en-suite double bedroom and a newly created standalone bathroom complete with a tasteful 4-piece suite. A further bedroom suite can be found off the half-landing encompassing Airbnb potential with its self-contained access via the exterior spiral staircase.

OUTSIDE

The house is approached over a long, private track leading to a pillared drive which sweeps into a substantial parking area where there is ample parking for numerous vehicles of all sizes. The house is surrounded by its own mature, formal gardens which overlook the private woodland which envelops the property. These diverse gardens and grounds are a haven for wildlife and should appeal strongly to those with an interest in nature as well as providing unlimited opportunities for the keen horticulturist, and superb space for large and active families. Immediately outside of the kitchen and breakfast room is a covered veranda leading to a large patio and BBQ area ideal for alfresco dining. A further seating area and fish pond can be found in the front lawn beneath a timber pergola. To the side of the drive is a detached double garage and workshop and a further prefabricated detached garage opposite, above which is an attractive walled kitchen garden complete with two greenhouses and fruit cages. Finally, there is a large open-fronted barn and machinery shed of timber framed construction beneath a corrugated metal sheet roof. This building could serve a number of purposes including adaptation for stabling which, together with the pasture paddocks totalling just over 5 acres, provides some equestrian potential with direct outriding available into the adjacent woodlands.

SERVICES

Mains electricity and water are connected. Private drainage via a septic tank (shared with neighbour) and oil-fired central heating. From the mains supply of water that serves the house there are submeters connected to supply six of the neighbouring properties, we understand the pipework serving this supply was renewed within the last two years. As the house is classified as a high consumer of water it benefits from a lower usage rate and the single standing charge is split between all the user properties. 10x photovoltaic panels and battery storage, on a feed-in tariff (approx. £1,200 to £1,500 per annum). Standard ADSL broadband is available (our clients have Airband fibre broadband around 160Mbps) and mobile/data services are available via all four of the major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

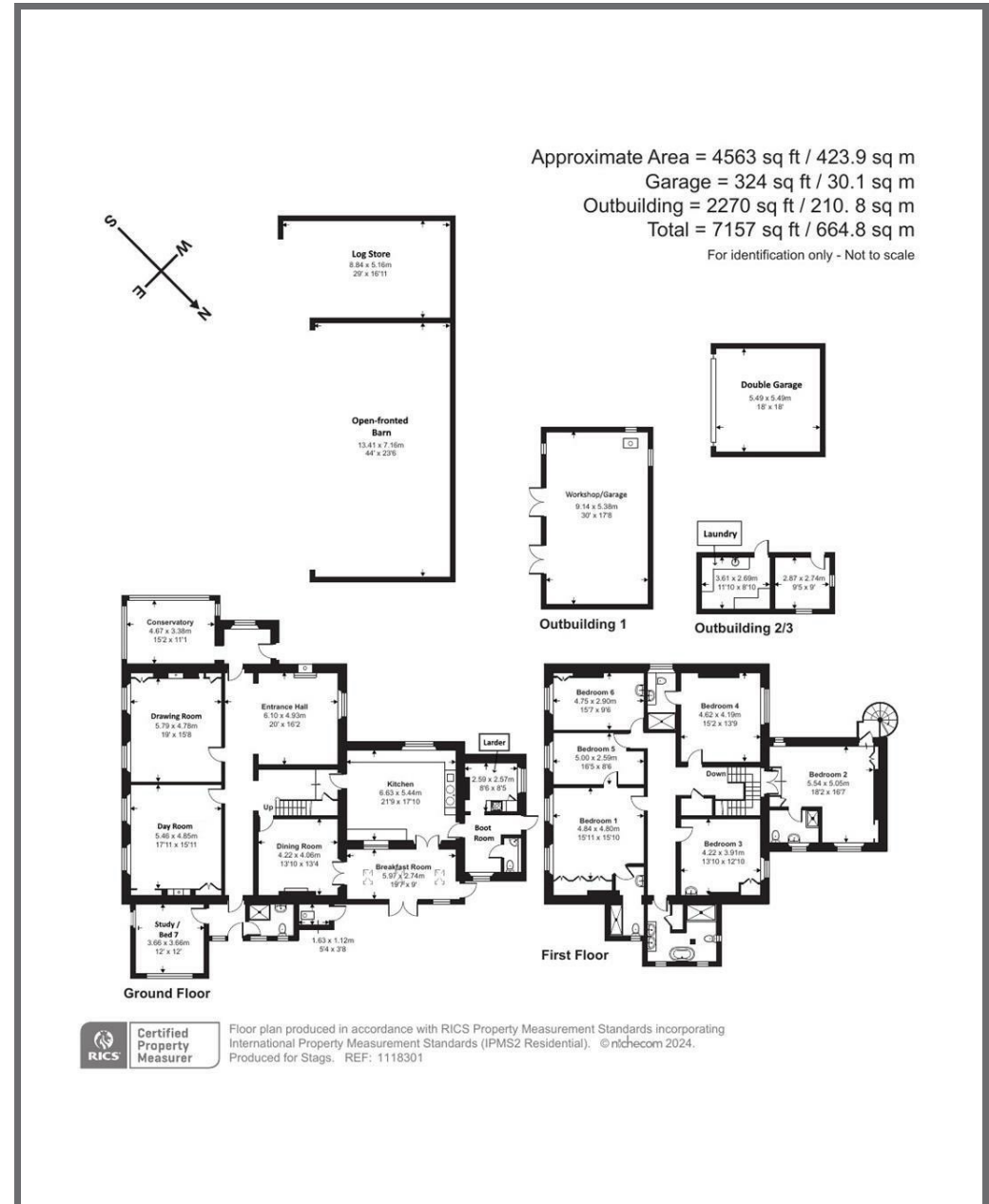
1. The property enjoys a right of way across the top portion of the private track leading from the public highway.
2. The neighbouring property has the benefit of a right of way across the top portion of the lane that is owned by the subject property.
3. There is direct access from the property's grounds into the neighbouring woodland.
4. This property is located in an area well known for its historic metalliferous mining activity. We understand that there are two disused mining shafts located within the property's boundary and other workings are known to exist nearby, please contact the agents for further details.

VIEWINGS AND DIRECTIONS

Viewing is strictly by prior appointment with the vendors' sole agents, Stags. What3words Reference: [///measuring.stunt.list](https://www.measuring.stunt.list). For detailed directions, please contact the office.



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

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