



Merrifield



# Merrifield

Grenofen, Tavistock, Devon, PL19 9EW

Open Moorland (Plaster Down) 1.5 miles • Tavistock Town Centre 2.3 miles • Plymouth 12.5 miles • Exeter 42 miles

A superb detached house in exceptional, southwest-facing gardens of 0.74 acres in all, located in a peaceful and most sought-after hamlet close to Tavistock and within easy reach of open moorland.

- A Sizeable, Characterful 1950s Home
- Bright, Spacious Accommodation
- 3 Double Bedrooms, 3 Receptions
- Huge Southwest-facing Garden
- 24'x17' Triple-aspect Conservatory
- Gated Drive and Double Garage
- Sought-after, Quiet Hamlet
- Close to Tavistock and Open Moors
- Council Tax Band: G
- Freehold

Guide Price £795,000

## SITUATION

This appealing home occupies a large, private and sheltered plot amounting to 0.74 acres in all, amongst an exclusive collection of 1950s homes in the small hamlet of Grenofen, on Tavistock's southeastern edge. Being within Dartmoor National Park, open moorland at Plaster Down is just 1.5 miles away, and the house is also in close proximity to the Walkham Valley and the popular Drake's Trail. Extensive opportunities for walking, cycling, and exploring can, therefore, be found on the doorstep. Tavistock, 2.3 miles away, is a thriving market town, rich in history and tradition dating 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. Plymouth is 12 miles to the south and Exeter lies 42 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

## DESCRIPTION

This extremely attractive, individually styled detached house offers comfortable and practical living space suitable for a number of lifestyles and requirements, complemented externally by some exceptional, southwest-facing landscaped gardens. The 3-double bedroom, 3-reception accommodation has been tastefully finished and is extremely well-proportioned, enjoying an excellent degree of privacy and wonderful natural light throughout.



Complete with an enclosed, gated driveway and integral double garage, this is a particularly well-rounded home which is now offered to the market for the first time in almost 24 years, which is a testament to its desirable nature. Indeed, there have been only 16 recorded sales of the 12 houses in this row in the last 30 years.

### ACCOMMODATION

The house is accessed on the ground floor through an impressive stone-arched porch with a substantial studded timber door leading into a central reception hallway. On the ground floor, the accommodation comprises: a sitting room centered around a Minsterstone fireplace with an inset gas fire; a dual-aspect study overlooking the rear garden; a dedicated dining room; a kitchen/breakfast room; a striking, triple-aspect conservatory, connecting the sitting and dining rooms; a useful WC, and; a cross-passage utility/boot room with cloaks and pantry cupboards. The kitchen is equipped with a comprehensive range of cupboards and cabinets incorporating a 1.5-bowl stainless steel sink overlooking the rear garden, a built-in eye-level NEFF double oven, a De Dietrich 4-ring induction hob and a separate 2-ring gas burner, and an integrated Miele dishwasher. The impressive turning staircase leads up to a galleried landing, off of which are three sizable double bedrooms, all of which enjoy a great view of the rear garden, and two stand-alone shower rooms, both fully tiled with large walk-in shower enclosures, rain-style shower heads and vanity units with inset basins.

### OUTSIDE

A gated, tarmac drive provides parking and turning space for multiple vehicles and leads to the double garage which has a remote-controlled door, and power and lighting. The property's incredible rear garden is an undoubted highlight, extending away on the house's southwestern side and enjoying an open aspect towards the Walkham Valley. It has been carefully landscaped and meticulously well-kept, comprising large areas of lawn with tremendously well-stocked borders, interspersed with an array of mature, specimen trees and colourful shrubbery. Within the garden are a timber summerhouse, a machinery/tool shed, two greenhouses and a vegetable patch. Outside of the conservatory is a private and sheltered, paved sun terrace, ideal for entertaining or dining al fresco, and the rear of the house is adorned with two large wisterias. In all, the plot amounts to 0.74 acres.

### SERVICES

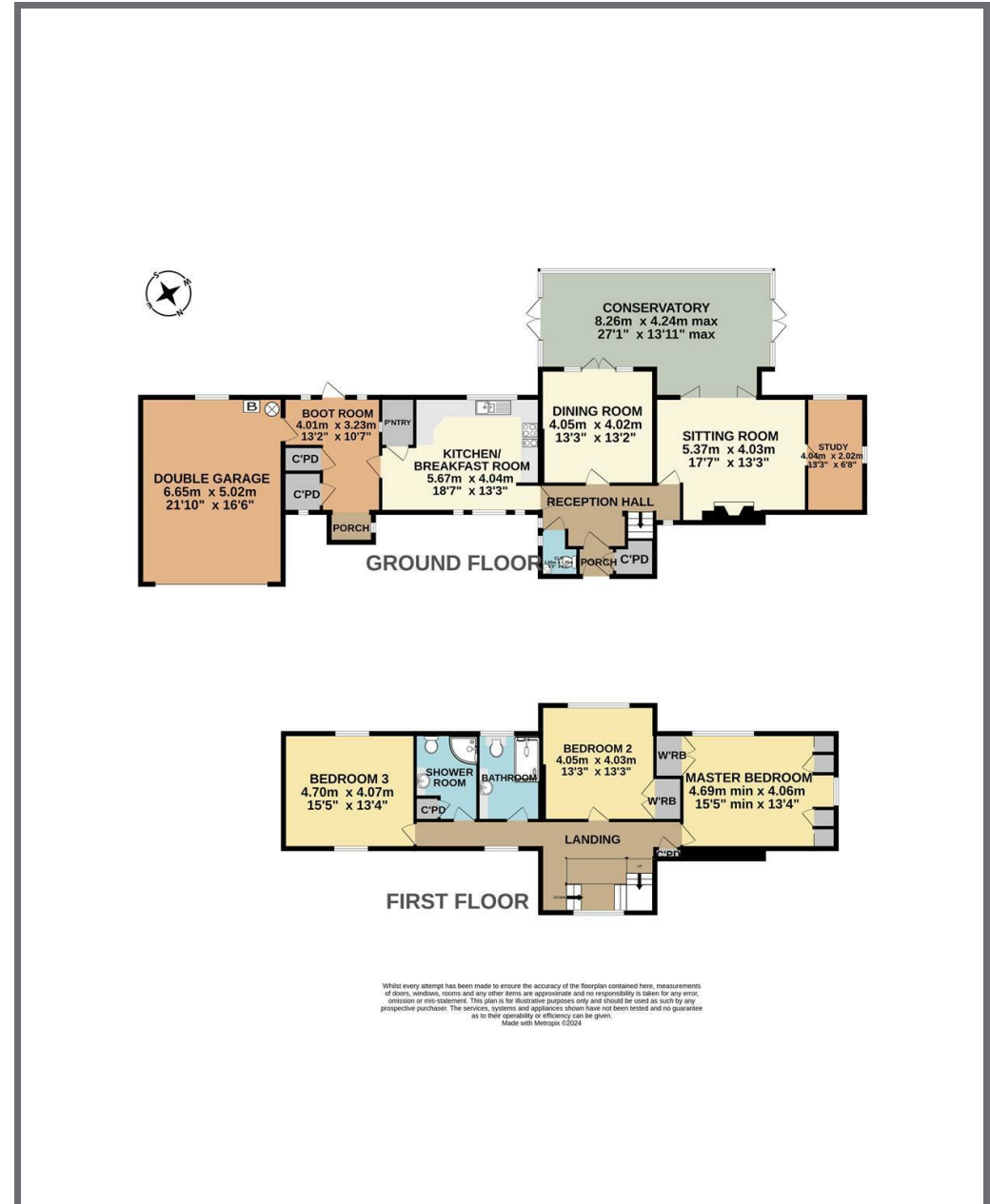
Mains water, electricity and gas. Private drainage (septic tank). Gas-fired central heating. ADSL broadband is available. Limited mobile voice/data services are available via all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### AGENT'S NOTES

1. Viewings are strictly by prior appointment with Stags. The What3words reference is [///informed.loss.finalists](https://www.what3words.com/).
2. In accordance with section 21 of the Estate Agents Act 1979, we hereby declare that a member of Stags' staff has a personal interest in the sale of this property.



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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bedford Square, Tavistock,  
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London