



Ebford







# Ebford

Courtenay Road, Tavistock, Devon, PL19 0EE

Town Centre 600 yards (on foot) • Dartmoor National Park (Whitchurch Down) 1.5 miles • Plymouth City Centre 15.5 miles • Exeter 40.5 miles

A hugely impressive period home in a desirable no-through road, offering beautifully finished, 5-double bedroom accommodation over 3,600sq.ft, pretty walled and sunken gardens, and extensive garaging.

- Substantial, Elegant Edwardian Home
- Desirable, Private No-through Road
- Attractive, Walled Lawn Gardens
- Extensive Modern Garaging
- Council Tax Band: E
- Traditional Character and Detailing
- High-specification, Bespoke Kitchen
- Sunken Patio with Bar and Hot Tub
- No Onward Chain
- Freehold

Guide Price £1,150,000

## Stags Tavistock

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## SITUATION

This impressive period home is located in a highly desirable no-through road on the northern side of Tavistock, within which properties are offered for sale extremely rarely. The house enjoys considerable peace and privacy within a 1/3rd-acre plot, whilst being within extremely easy reach of the town's many facilities and amenities. Open moorland at Whitchurch Down is around 1.5 miles away.

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 international airport, railway links and the M5 motorway.

## DESCRIPTION

This extremely handsome, non-listed Edwardian townhouse is a property of superb stature and exceptional proportions, with versatile, 5-double bedroom, 3-reception accommodation amounting to over 3,600sq.ft. The house has been comprehensively modernised and improved during our clients' ownership, to include internal refurbishment and redecoration, new double glazing, new plumbing and heating system, new wiring and an overhaul of the roof, plus external decoration and landscaping, and construction of a high-specification quadruple garage. The result is an elegant statement home which offers tremendous character and traditional detail alongside extensive modern comforts, ideally suited to active family life. Complementing the house externally are pretty, walled gardens on three sides, a sunken patio featuring a hot tub and a home bar, and extensive garaging. This hugely impressive home should be viewed to be fully appreciated and is offered with no onward chain.

## ACCOMMODATION

Throughout the house are an array of original period details including ceiling coving and roses, ornate plasterwork including moulded corbels, picture and dado rails, detailed architraves and high skirting, mosaic floor tiling, stained glass and a number of attractive fireplaces.

On the ground floor, the accommodation is accessed via a canopied storm porch and vestibule leading into a striking reception hallway, and otherwise briefly comprises: an attractive sitting room centered around an open fireplace and with a bay window to the front aspect; a separate dining room with a matching bay window and feature former fireplace; a flexible study/home office, which could serve as a snug, hobbies room, music room or ground-floor bedroom; a utility/cloakroom, and; a sizeable kitchen/family room.





With a bespoke design, the kitchen is very much the hub of this home and equipped with a superb range of cupboards and cabinets with excellent, versatile storage capacity and Corian worktops. A large, central island doubles as a breakfast bar complete with a 1.5-bowl Capel ceramic sink and drainer plus an integrated Hotpoint dishwasher. In addition, there is a full-height integrated fridge/freezer and separate wine cooler, plus a Rangemaster electric cooker which incorporates a 5-ring induction hob, double oven and grill. At the far end of the kitchen is a breakfast and TV area, complete with a drinks fridge and bi-fold doors to the sunken patio.

At first-floor level, off the spacious galleried landing are four large double bedrooms and a standalone shower room. Of the larger, bay-fronted rooms, the principal room is equipped with a range of fitted wardrobes and a built-in dressing table. Off the rear landing is a large fifth bedroom (formerly two rooms) and an adjacent bathroom comprising a tasteful 4-piece suite to include a large walk-in rain-style shower and a double bath. These two rooms could be enclosed in order to create a very good-sized master bedroom suite or the bedroom could be split again to increase overall capacity.

### OUTSIDE

A stone-pillared entrance leads via a long driveway to the quadruple garage and a separate single garage, providing superb space for motor enthusiasts and those needing a workshop. The cavity-built quadruple garage was constructed approx. 4 years ago and features two remote-controlled doors, a pitched storage loft, power and lighting.

The house's plot amounts to 0.33 acres in all, with wall-enclosed lawn gardens on three sides, all planted with a variety of colourful plants and flowering shrubs. Within the rear gardens are a sizable timber machinery store and a separate log store. Steps lead down to a paved sunken patio where there is a home bar and hot tub, accessible from the kitchen/family room and so ideal for entertaining and alfresco dining.

### SERVICES

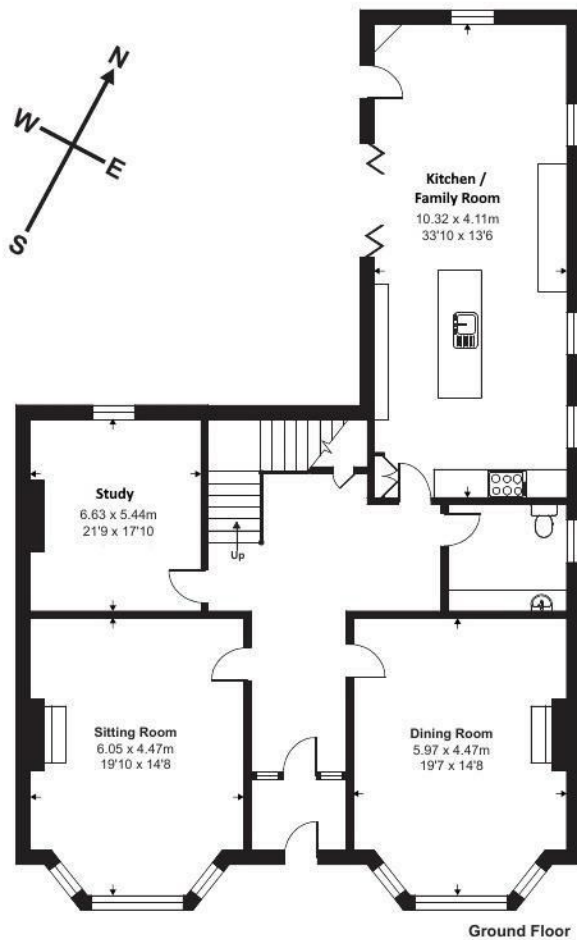
Mains water, electricity, gas and drainage are connected, with zoned, gas-fired central and underfloor heating throughout (app-controlled using Nest). Ultrafast broadband is available and mobile voice/data services are available with all four major providers (source: Ofcom's online service checker).

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

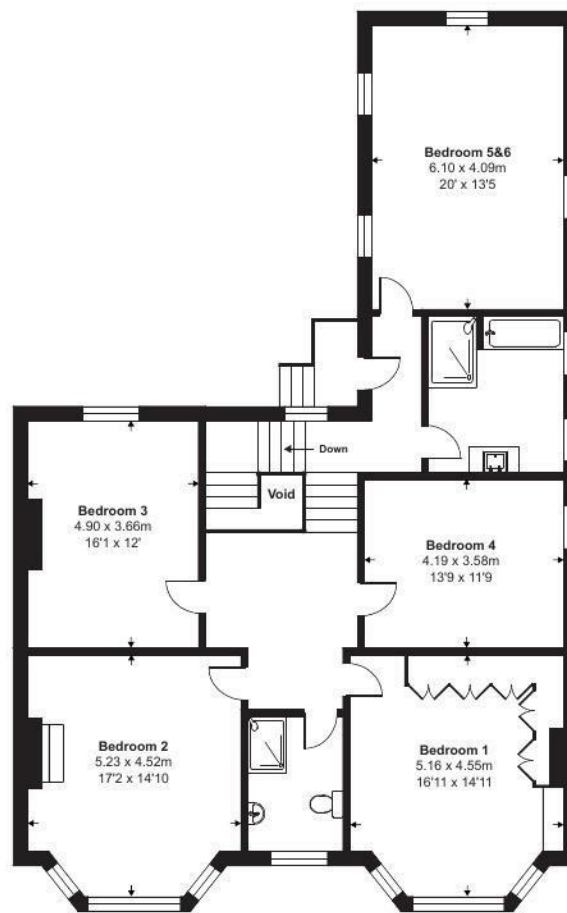
### VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is ///gains.rises.dawn.



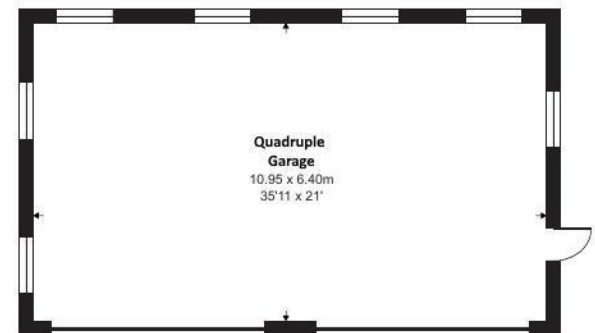
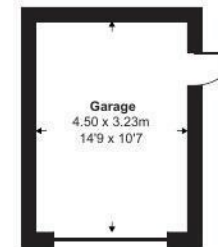


Ground Floor



First Floor

Approximate Area = 3139 sq ft / 291.6 sq m  
 Garage = 914 sq ft / 84.9 sq m  
 Total = 4053 sq ft / 376.5 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). ©nitchecom 2024. Produced for Stags. REF: 1141458



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





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