



Casworan House



Open Moorland 0.5 miles • Tavistock 3 miles • Plymouth 16 miles • Exeter (via A30) 38 miles •
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A bright and tastefully presented home with attractive front and rear gardens in a sought-after village location close to open moorland.

- 3 Bedroom Detached House
- Bright, Well-proportioned Accommodation
- Modern, Tastefully Finished
- Attractive Front and Rear Gardens
- Off-road Parking for Multiple Vehicles
- Private Gated Driveway, Garage
- Quiet and Well-regarded Location
- Close to Open-Moorland
- Council Tax Band: E
- Freehold

Guide Price £435,000

SITUATION

This house sits in a private and peaceful location on the edge of Peter Tavy, an unspoilt village situated close to the River Tavy in the quiet countryside of West Devon, with the full expanse of Dartmoor accessible within half a mile. Peter Tavy features a medieval granite church and a very well-known and popular public house. Tavistock is only 3 miles away to the south, it is a thriving market town, rich in history and tradition and offers a superb range of shopping, recreational and educational facilities. Plymouth is 16 miles to the south, and Exeter lies 40 miles to the northeast, providing transport to London and the rest of the UK.

DESCRIPTION

This extremely well-rounded and appealing, detached modern family home that has been tastefully finished by the current owners creating comfort and convenience. We understand, constructed in the 1970's the property offers some extremely well-proportioned, three bedroom accommodation characterised by good size, bright rooms filled with plenty of natural light. Complementing the house externally are attractive front and rear gardens and ample space for children activities, comprising a mixture of lawns, planted borders and seating areas. Finally, there is off-road parking for multiple vehicles, in addition to a garage.

ACCOMMODATION

The accommodation is accessed on the ground floor through the main entrance into a bright and spacious hallway, where there are stairs leading up to the first-floor, a useful cloakroom with WC and basin beneath the stairs, and doors to both the sitting room and kitchen/dining room. The sitting room is a generous size centered around a newly installed multi-fuel log-burning stove on a stone hearth, with beautiful oak flooring and a pleasant outlook to the front affording plenty of natural light. The kitchen/dining room is a well-lit, modern living space with patio doors that lead out to the rear garden. The well-equipped kitchen comprises a good range of cabinets on two walls with composite worktops, incorporating a 1.5 bowl stainless-steel sink, a 4-ring induction hob with

extractor fan over, single oven, freestanding full-height fridge/freezer, plus a dishwasher and washing machine beneath the counter, finished with slate flooring and lovely views out to the rear garden. At first floor-level is a bright and open galleried landing with a useful airing cupboard. There are three bedrooms and a family bathroom, including the master which is a very good size double, brightly decorated with fitted wardrobes. The further two bedrooms are also of a good size and benefit from attractive views over the property's gardens. The family bathroom has been finished with a contemporary suite with pedestal basin, WC, freestanding oval bath and separate corner shower enclosure.

OUTSIDE

To the front of the property is a gravelled driveway for multiple vehicles that leads to the garage and direct access to the rear garden through an integral door. Paved steps lead up to the front entrance with a stone patio that continues round to the side of the property where additional gated access is available to the rear seating area. The rear and front gardens are mainly laid to lawn, and enclosed on all sides by timber fencing and mature hedges, with planted borders consisting of a variety of colourful and flowering shrubs. The garden is not overlooked and offers a good level of privacy from neighbouring property's. In addition, adjoining to the rear of the property is a splendid canopied outdoors seating area perfect for alfresco dining and has direct access to the kitchen/dining room. Finally, the garage benefits from a newly installed remote-controlled roller shutter door, a large loft space above that could lend itself to many uses, and has power and lighting connected.

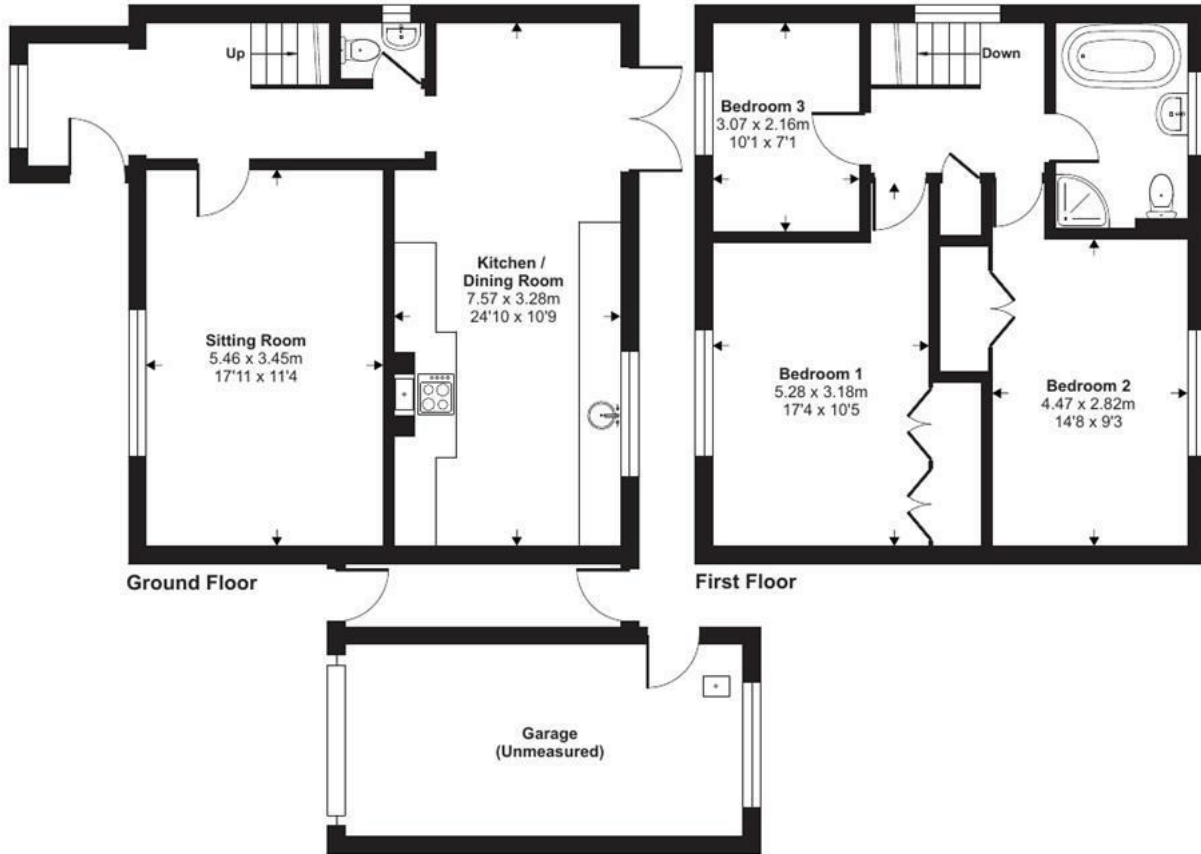
SERVICES

Mains electricity and water (metered) are connected. private drainage via a septic tank and oil-fired central heating throughout. Superfast broadband is available. Limited mobile voice/data services are available via all three major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.



Approximate Area = 1167 sq ft / 108.4 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1134901

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(51-68) D
(49-68) E	(35-48) F	(2-47) G	
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	80

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