



The Gatehouse



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Hurlditch, Lamerton, Devon, PL19 8QA

Shop/Fuel 0.5 miles • Lamerton 1 mile • Tavistock 4 miles •
Dartmoor 5 miles • Plymouth 19 miles • Exeter 41.5 miles

An exquisitely finished, individual, modern country home in 0.38 acres, located in a truly enviable, idyllic rural setting, enjoying complete peace and privacy, and spectacular, uninterrupted views.

- Striking, Unique Modern Country Home
- High-quality, Stylish Internal Finish
- Three En-suite Double Bedrooms
- Bright and Well-proportioned
- Peaceful and Private Rural Setting
- Unspoilt, Panoramic Countryside Views
- Driveway and Gardens, 0.38 Acres in All
- No Onward Chain
- Council Tax TBC (Not Yet Assessed)
- Freehold

Guide Price £950,000

SITUATION

This superb countryside residence is located in an incredible rural position outside the village of Lamerton, down a long, private lane, surrounded by fields on three sides and enjoying total peace and privacy. Some breathtaking, uninterrupted and unspoilt views of the surrounding countryside are on full view to the north and east, including some distant views of Dartmoor. Convenience is close at hand, with a fuel station/mini-market just half a mile away, the highly-rated Blacksmiths Arms less than a mile away, and a popular farm shop within two miles, whilst Tavistock town centre is only four miles to the south. The rugged open scenery of Dartmoor National Park can be accessed within five miles.

Tavistock is a thriving market town in West Devon forming part of a designated World Heritage Site, 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, 19 miles to the south, offers extensive amenities with the added attraction of its coastal access. The cathedral city of Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

This hugely impressive, modern country home was constructed in 2017 and is now offered to the market, chain-free, for the very first time. With a handsome facade and a high-quality internal finish which is presented in genuinely immaculate condition, the 3-double-bedroom accommodation amounts to almost 1,900sq.ft, enjoying wonderful natural light and extensive views from each of the principal rooms.



Externally, the property has ample provision for parking and benefits from attractive gardens on two side, comprising a large, incredibly private sun terrace framed by lawn and wildflower borders. This is an exceptionally rare opportunity which should appeal strongly to those whose highest priorities include space, peace and privacy.

ACCOMMODATION

The accommodation is accessed through a porch into a central hallway, where there are doors off to each of the principal ground floor rooms. The sitting/dining room is a beautiful, triple-aspect reception room which is full of natural light and benefits from the spectacular surrounding views. To one side is an open fireplace within a Bathstone surround and other are three sets of French doors leading out to the garden terrace, ideal for entertaining, dining al fresco and indoor-outdoor living. The kitchen is equipped with a superb range of high-quality units with marble worktops incorporating a 1.5-bowl stainless steel sink, plus three full-height and one downlit display cabinet. Integrated appliances include a fridge, freezer, dishwasher and wine cooler, and there is a substantial electric Belling range cooker complete with five induction rings, two ovens and a grill, beneath a large extractor hood. A separate utility contains plumbing for the laundry appliances and large pantry cupboards. Outside of the utility is a private patio terrace - perfect for breakfast or morning coffee.

Of the three en-suite double bedrooms, two are at first-floor level - both triple-aspect and generously sized - with the master suite, in particular, having been cleverly oriented to maximise both privacy and the incredible outlook. There are two Juliette balconies through which to take in the view, and the master is also served by a high-specification en-suite bathroom. The second bedroom is complete with an extremely well-appointed shower room whilst the third is located on the ground floor, and again complete with a beautiful en-suite bathroom.

OUTSIDE

The property is accessed off the lane into a private drive providing parking and turning space for several vehicles. To one side is a plant room and store building. The property's gardens extend away from the house to the north and east, and feature a large, very private sun terrace, ideal for entertaining and al fresco dining, surrounded by a well-kept lawn. The garden offers something of a blank canvas for an incoming owner to mould to their own tastes and requirements and is perfectly positioned to take full advantage of the incredible, panoramic countryside views, with barely a building of any kind visible for miles around.

SERVICES

Mains water (a new sub-meter will be required) and electricity are connected. Private drainage via a septic tank. Oil-fired underfloor heating. Ultrafast broadband is available. Limited mobile voice/data services are available via Vodafone, Three and EE (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE

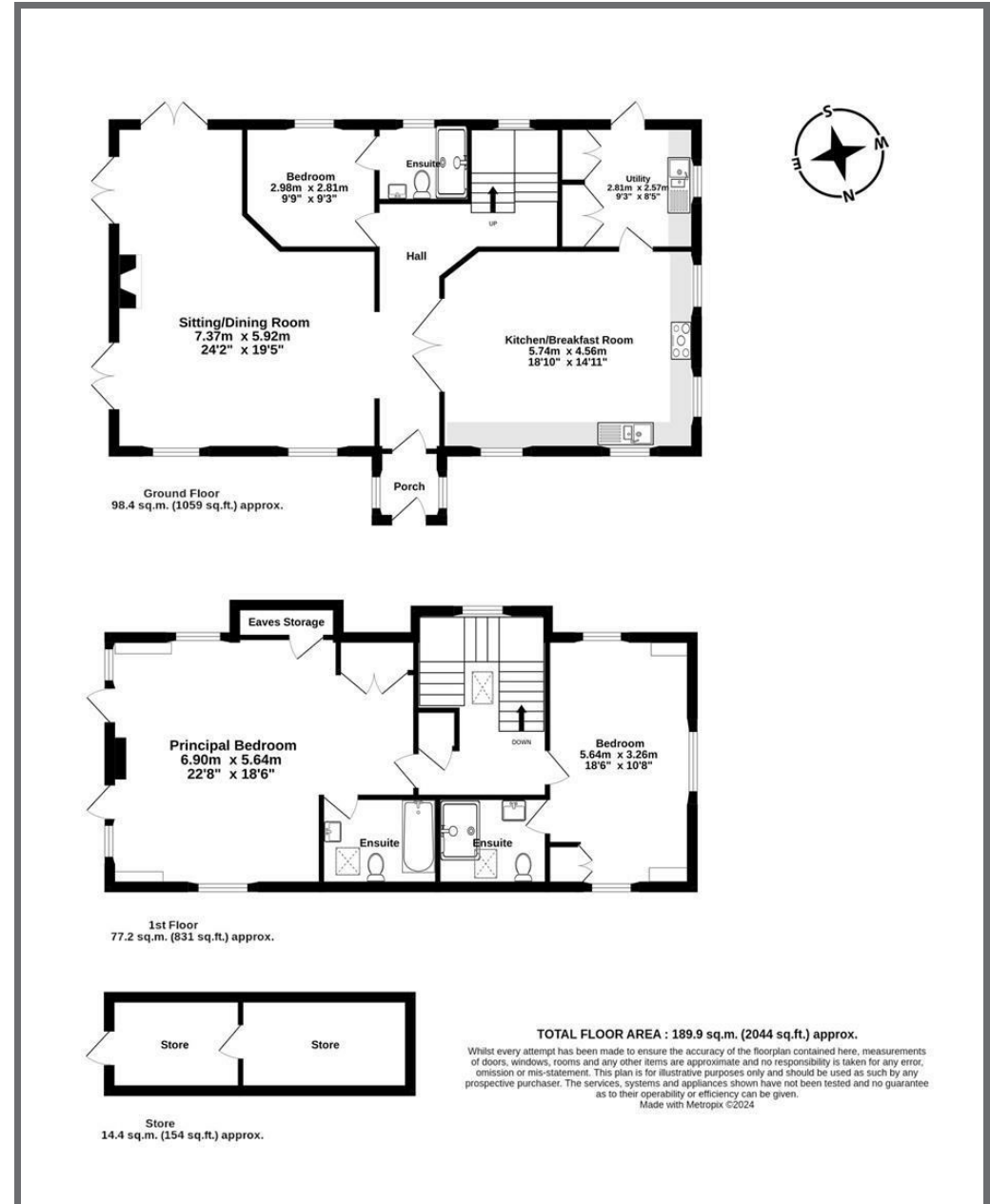
The property will benefit from a right of way along the private lane from the public road.

VIEWINGS AND DIRECTIONS

Viewings are strictly by appointment with the vendor's sole agents, Stags. The What3words reference is [///luxury.passwords.emblem](https://www.what3words.com/lookup/:///luxury.passwords.emblem). 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	81
England & Wales		EU Directive 2002/91/EC	

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