



Lamber Hey



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12 Venn Hill, Milton Abbot, Devon, PL19 0NY

Dartmoor National Park 5.7 miles • Tavistock 6.5 miles •
Launceston 7 miles • Plymouth 21.5 miles • Exeter 41 miles

An exceptionally high-specification Edwardian home with superb eco-credentials, enormous gated driveway, garage and south-facing, terraced garden, in a quiet, edge-of-village location.

- Renovated Character Home
- Exceptional Finish and Fixtures
- Strong Eco Features, B-rated EPC
- 3/4 Double Bedrooms
- Incredible Bespoke Kitchen
- South-facing Terraced Garden
- Electric-gated Drive and Garage
- Quiet, Unspoilt Village
- Freehold, No Onward Chain
- Council Tax Band: F

Guide Price £850,000

SITUATION

This handsome property is situated on the edge of the village of Milton Abbot, benefitting from a good degree of privacy and an attractive southerly outlook at the rear across neighbouring countryside. Milton Abbot is a quiet and unspoilt, historic village located just outside the Tamar Valley National Landscape. The village has strong connections to the famed Bedford Estate, including through the nearby, notable Grade I Listed Endsleigh House, and a distinctive architectural style, with Edwin Lutyens and Edward Blore having designed many of the village centre's buildings, most of which are now Grade II Listed.

Tavistock, 6.5 miles away, is a thriving market town in West Devon offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth is 21 miles to the south and 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, statement home is a property of superb stature, originally constructed in 1907 as part of the Bedford Estate, out of which it was sold in 1953, with design influence from the Arts and Crafts movement.

In our clients' ownership for almost 20 years and now offered chain-free, the house has undergone a complete transformation through a programme of extension and total renovation, and has been finished and engineered to a simply remarkable standard.



Whilst many of the top-of-the-range specification details can only be appreciated through a personal viewing, of particular note are the Egyptian limestone flooring and skirting, extensive oak joinery, incredible bespoke kitchen, Internorm doors and Internorm triple-glazed windows with epoxy resin exterior and larch wood interior, inter-pane fitted blinds and Silystone sills, Centor bi-fold doors, Lindab aluminium rainwater goods and Kanth showers. Additionally, the house has been fitted with several eco and energy-efficiency measures including a MasterTherm ground-source heat pump, PV panel array, EV charging point and 7,500-litre rainwater harvesting system, reflected in the house's extremely high, B-rated EPC. The result is a future-proofed character home of exceptional quality and comfort which should appeal strongly to those with an eye for fine details and finer tastes.

Externally, there is a huge, electric-gated, resin-bound drive, a sizeable garage with mezzanine over, and south-facing, landscaped, low-maintenance gardens to both the front and rear, including several walled terraces and a vegetable garden, to broaden the appeal of this one-of-a-kind home further still.

ACCOMMODATION

The ground floor accommodation briefly comprises: a front-facing, dual-aspect sitting room; a dual-aspect dining room/ground floor fourth bedroom, which would also lend itself to use as an office; the spectacular kitchen/family room, which serves as the focal point of the house; a dedicated utility room; a ground floor shower room, and; a side cross passage leading to the garage and mezzanine. The kitchen, together with its matching utility room, was supplied by Peter Thompson of York, featuring extensive solid oak cupboards and cabinetry plus two substantial oak islands with polished and leathered granite worktops, and a dedicated drinks station adjacent to the bi-fold doors. State-of-the-art appliances include a Wolf oven, separate steam oven and plate warmer, Bora induction hob and ground-routed extraction, V-Zug dishwasher, Sub Zero drawer fridge and freezer and two Franke sinks, both with Quooker taps.

On the first floor are three double bedrooms, including the superbly proportioned, dual-aspect master suite complete with "his and her" fitted sycamore wardrobes and a high-quality en-suite shower room, plus a standalone shower room. The third bedroom is currently used as a gym.

OUTSIDE

The substantial, electric-gated driveway can accommodate numerous cars or larger vehicles, including a motorhome, trailer or boat. The garage has a remote-controlled door and internal EV charging point, with stairs at the rear up to a very useful mezzanine floor. The low-maintenance gardens face south at the rear and offer several walled terraces for entertaining or al fresco dining, and private vantage points from which to enjoy the peaceful surroundings. The lower terrace contains a barbecue area and useful tool shed/workshop. To the side of the house is a vegetable garden containing raised beds and an Elite greenhouse. There is extensive outside lighting, plus power and water.

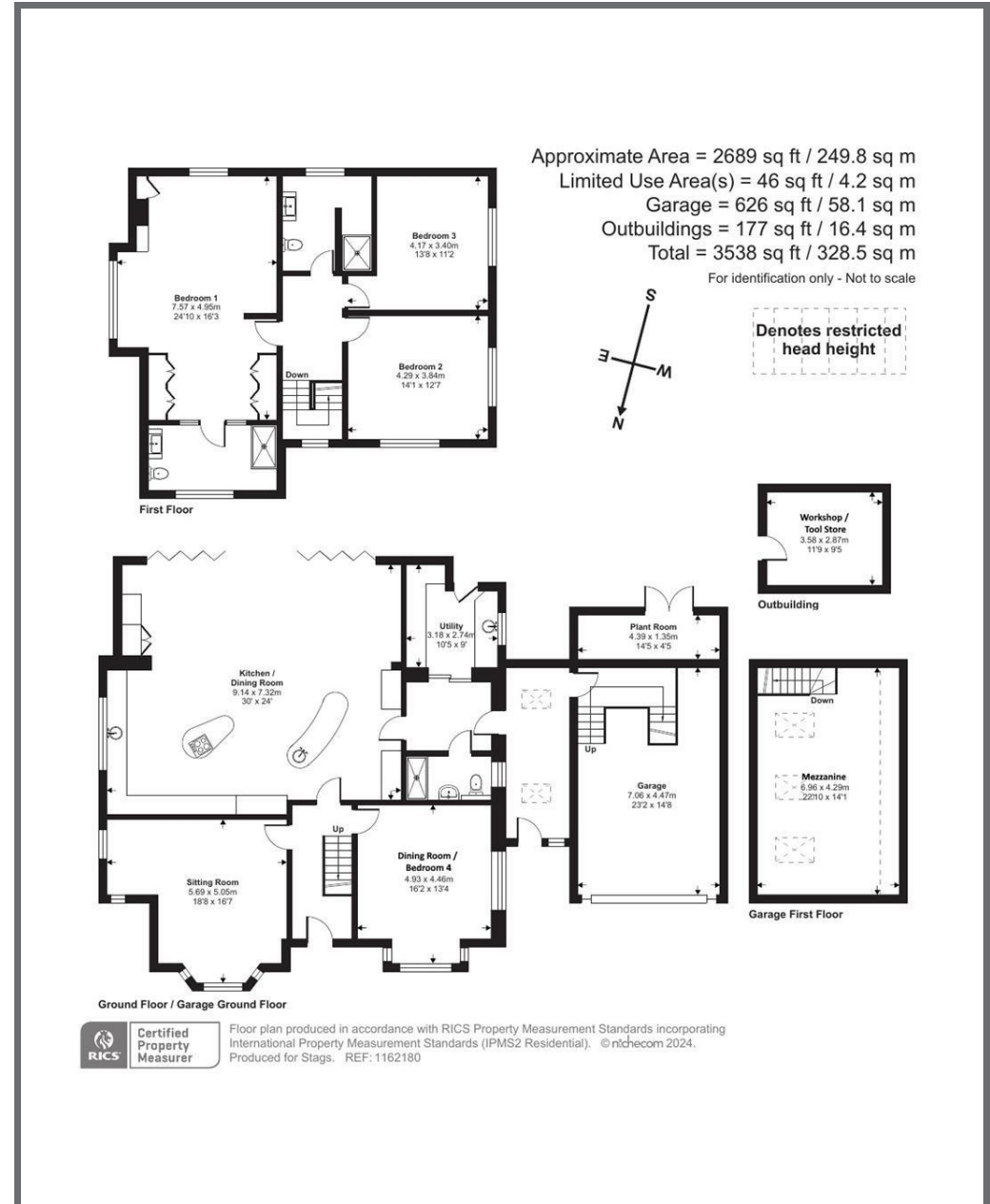
SERVICES AND VIEWINGS

Mains water, electricity and drainage are connected. 16x PV solar panels with feed-in tariff via E.on. EV charging point. Rainwater harvesting system supplying WCs and outside taps. Ground-source heat pump supplying zoned underfloor heating throughout. Standard broadband is available. Limited mobile voice/data services are available via Vodafone (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

Viewings are strictly by prior appointment with the vendors' sole agent, Stags. The What 3words reference is ///sheepish.heavy.nearing. 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	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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