



Lamber Hey



# Lamber Hey

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.

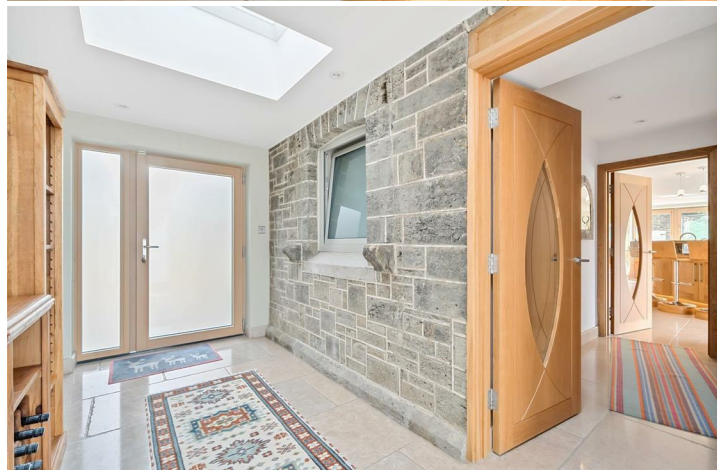
- Renovated Character Home
- Exceptional Finish and Fixtures
- Strong Eco Features, B-rated EPC
- 3/4 Double Bedrooms
- Incredible Bespoke Kitchen
- South-facing Terraced Garden
- Electric-gated Drive and Garage
- Quiet, Unspoilt Village
- Freehold, No Onward Chain
- Council Tax Band: F

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

Lamber Hey is a superb, individual, three/four double bedroom home with an incredibly rare combination of features and attributes. Originally built in 1907 and now fully refurbished to an exceptional standard, the house has a handsome, classically Edwardian appearance and impressive stature, and additionally is not listed. Set back from the road by an enormous, electric-gated resin drive, there is extensive parking space and an attached garage with a useful mezzanine over.

Our clients have undertaken a remarkable programme of renovation and extension to create a unique home of exquisite quality and comfort, and exceptional attention to detail. Leaving no expense spared, the standard of internal finish is second-to-none. Of particular note are the Egyptian limestone flooring and skirting, extensive Oak joinery – including the bespoke staircase – and high-quality Kanth bath and shower rooms.

The standout feature and focal point of the home is undoubtedly the south-facing oak and granite kitchen/family room. Arranged around two substantial islands, there are top-of-the-range appliances including a Wolf oven, Bora induction hob, V-Zug dishwasher, Sub Zero drawer fridge and freezer, and two Franke sinks, both with Quooker taps. Centor bi-fold doors lead out to the low-maintenance, landscaped gardens which include various seating areas from which to take in the picturesque surrounding views.

Furthermore, the house has been future-proofed with unusually strong and energy-efficient eco-measures, resulting in a B-rated EPC. These features include 16 photovoltaic solar panels, a top-of-the-line ground source heat pump, electric vehicle charging point, huge rainwater harvesting system, and Internorm doors and triple-glazed windows. The windows themselves are even complete with inter-pane blinds and Silestone sills – again highlighting the remarkably detailed specification chosen for every element of this property.

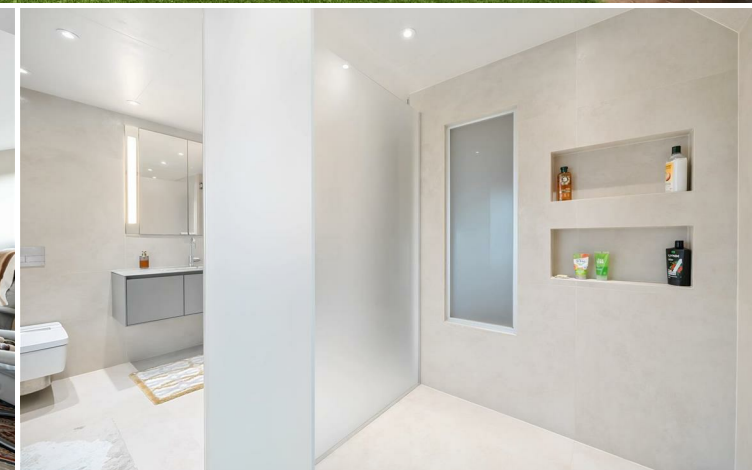
Overall, Lamber Hey is a stunning property of truly exceptional (and rare) quality. It is one-of-a-kind, and there are numerous further details to this house that can only be appreciated by a viewing, which we strongly encourage interested parties to undertake.

## 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 Vodaphone (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 agent, Stags. The What 3words reference is [///sheepish.heavy.nearing](https://www.what3words.com/#!/en////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	

Bedford Square, Tavistock,  
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

Approximate Area = 2689 sq ft / 249.8 sq m  
 Limited Use Area(s) = 46 sq ft / 4.2 sq m  
 Garage = 626 sq ft / 58.1 sq m  
 Outbuildings = 177 sq ft / 16.4 sq m  
 Total = 3538 sq ft / 328.5 sq m  
 For identification only - Not to scale

**First Floor**

**Ground Floor / Garage Ground Floor**

**Outbuilding**

**Garage First Floor**

Denotes restricted head height

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1162180