



The Watering Hole







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Morwell, Tavistock, , PL19 8JH

An attractive lifestyle country home with income and multigenerational living within the Tamar valley AONB, detached cottage annex, 2 holiday cottages, log cabin and caravan/camping opportunity, outbuildings and paddock, in all 1.8 acres.

- 7 Bedroom main house
- Cottage annex
- Caravan/camping with 5 pitches
- Just 3 miles from Tavistock
- 2 Holiday cottages
- Canadian Lodge
- Beautiful countryside setting
- Freehold



Guide Price £1,150,000

Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | tavistock@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

Introduction

This excellent country home and lifestyle property has a characterful large granite stone main house, together with 2 holiday cottages, further cottage with annex use, Canadian log cabin together with land and outbuildings extending to 1.8 acres.

Ideally set amongst countryside within the Tamar Valley AONB the property provides an enviable opportunity to create a flexible home with income from the five dwellings on site. In particular one of the cottages has annex use and would be ideal as extra family/multigenerational accommodation. The current owner have holiday let two of the cottages and cabin, as well as having five caravan pitches providing further income.

Situation

The property lies just 1.1 miles off the A386, and 15.4 miles from the A30. Situated just 3 miles from the ancient market town of Tavistock in the Tamar Valley AONB providing local amenities and facilities including pubs, cafes, bakeries, independent shops and thriving local community.

Train stations can be found at Plymouth with a direct links running to London Paddington, Okehampton, linking to Exeter St Davids and Gunnislake with links to Plymouth. Exeter boasts an airport with domestic and international destinations.

The property borders Dartmoor National Park with many well-known and popular tourist destinations a couple of examples being Princetown and Meldon Reservoir, as well as other local attractions including the River Tamar and Roadford Lake, all within easy reach.

The Main House

A large granite period home with accommodation arranged over 3 floors, in brief comprising, entrance porch, staircase hall, living room, large kitchen/dining room, shower room and utility on the ground floor. A basement is accessed from the hall and currently used as a games room. On the first floor are 5 bedrooms and family bathroom. On the second floor are 2 further bedrooms and bathroom.

The Cottages and Log Cabin

The collection of three cottages, one detached and a pair of semi's were originally converted from former farm buildings. All of them offer excellent accommodation and are well equipped. The opportunity exists with one for use as family occupation, which the current owners do, providing excellent multigenerational living opportunities. The cottages comprise:-

Smithy - 2 bedrooms, 2 bathrooms - sleeps 5

The Stables - 5 bedrooms, 2 bathrooms - sleeps 10

The Devon Lodge - 1 bedroom, 1 bathroom - sleeps 4

The Shippon - 3 bedrooms, 1 bathroom - Currently used for family

The bookings on the holiday units are mainly generated via Airbnb providing a good level of bookings. The owners tend to trade from the Spring to Autumn months only, therefore further potential exists for year round business generating more income. Details of past earnings are available to bona fide purchasers after a viewing.

Gardens, Outbuildings and Land

The property is accessed from the road via it's own drive and has ample parking for all the properties. Well manicured gardens surround the main house and cottages with a range of flowers, shrubs and trees giving an established feel, with lawns between.

Beyond the accommodation are a couple of timber outbuildings providing storage space. The drive extends beyond, giving access to both the paddocks. The first is currently used for a 5 pitch caravan field with electric hook ups providing extra income. A lower paddock currently provides lawned space with beautiful views over the adjoining fields to the far distance. This could alternatively provide animal grazing or small pony paddock etc.





Services

Mains electric and Water (not metred).
Private drainage to a treatment plant on site.
Heating - Main house oil central heating
- Holiday cottages LPG central heating
Broadband available
Mobile coverage 'Likely' with EE, O2, Three, Vodafone (Ofcom)

Agents Note

The cottage with planning for annex use is Smithy. The current owners chose to use Shippon for their parents which has holiday use. The Devon Lodge, log cabin has been in use since 2017 for holiday letting, however we understand there is no official consent. The 5 pitch caravan field has been used since 2008 for this purpose and was used by the previous owners prior to that date under a caravan club licence, however the current owners have no official consent.

Outgoings

Main house - Council Tax Band F
The Shippon - Council Tax Band D
Business rateable value - £7,200

Local Authority

West Devon District Council
www.westdevon.gov.uk

Directions

From Tavistock take the A390 west towards Gunnislake. After approx. 1.5 miles fork left. Continue on this road for approx. 1 mile and the property can be found on the right before the junction.

Fixtures and fittings

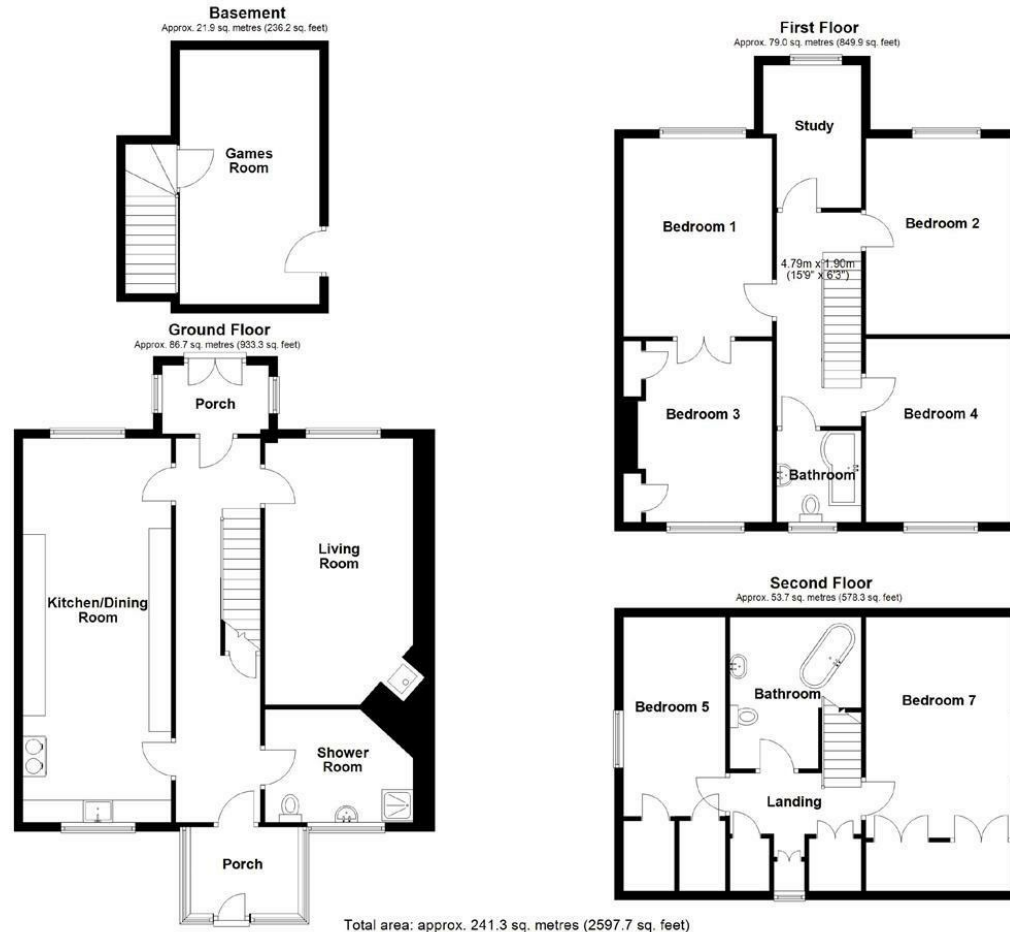
Only those mentioned in the sales particulars are included in the sale. All others are excluded but may be available by separate negotiation. However, the majority of the furniture, contents, fixtures, fittings and equipment in the owned letting properties will be included.

Viewings

Strictly by appointment through Stags Holiday Complex department on 01392 680058

Disclaimer

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.



Total area: approx. 241.3 sq. metres (2597.7 sq. feet)
 Produced by Energy Performance Services for identification purposes only.
 Plan produced using PlanUp.



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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			
England & Wales		EU Directive 2002/91/EC	



