



The Old Coach House



**STAGS**



# The Old Coach House

Lynbridge Court, Tavistock, Devon, PL19 8DU

Bus Station 100 yards • Park/Leisure Centre 300 yards • High Street 500 yards • Dartmoor 1 mile • Plymouth 15 miles

Offered with no onward chain, an appealing stone-built, detached former coach house with a pretty wall-enclosed garden and driveway, conveniently located in the heart of Tavistock.

- Handsome Character Home
- Extensive Internal Character
- Several Recent Improvements
- Attractive Walled Garden
- Driveway Parking
- Hugely Convenient Position
- Shops and Transport Nearby
- No Onward Chain
- Freehold
- Council Tax Band: E

## Guide Price £460,000

### SITUATION

This handsome, stone-built former coach house is located in a wonderfully convenient position in the very heart of Tavistock, discreetly set within a private cul-de-sac. The town's many facilities and amenities are all close at hand, including a GP Surgery and bus station within 100 yards, Meadowlands Leisure Centre and the public park within 300 yards, and the high street within 500 yards, whilst access to Dartmoor, at Whitchurch Down, is only a mile to the east.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back 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, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held.

The maritime city of Plymouth is 15 miles to the south, whilst the cathedral city of Exeter lies some 40 miles to the northeast, providing rail, air and motorway connections to London and the rest of the UK.

### DESCRIPTION

This is an extremely rare and appealing opportunity to acquire a unique and well-proportioned character home in an exceptionally convenient town centre setting.





The generously sized accommodation offers a great deal of warmth, comfort and convenience, comprising three bedrooms, two bathrooms and two reception rooms, amounting to just over 1,600 sqft in all. Recent improvements have been made by the current owners, including new kitchen appliances (2024), a new log burner and flue (2023), and limed re-pointing of the stonework to the front (2023), rear and east side (2017). Externally, the property is complemented by an attractive, wall-enclosed garden and off-road parking. There is no onward chain.

**ACCOMMODATION**

The accommodation has retained a number of character elements and details, including extensive exposed timberwork and stonework, bespoke joinery, exposed floorboards, solid timber ledged and braced internal doors, and an impressive stone fireplace. The ground floor accommodation is comprised as follows: a good-sized entrance porch; a dining hall, set around an attractive stone former fireplace; an adjacent kitchen; a spacious living room with patio doors to the garden, the focal point of which is a substantial stone and timber fireplace housing a log burner; a dedicated utility room, and; a cloakroom. The kitchen is equipped with a good range of cupboards and cabinets with a mixture of timber and composite worktops. Integrated appliances include a NEFF 4-ring induction hob, Miele fitted oven, a new Indesit slimline dishwasher, plus a fridge and new freezer. Additionally, there is a mains gas-fired Aga with dual hotplates and twin ovens.

On the first floor are three bedrooms, all with fitted storage, and a well-appointed standalone shower room. The master bedroom in particular is of a very good size, served by an en-suite bathroom and complete with a range of fitted furniture including a wardrobe, drawers, and shelved cabinets.

**OUTSIDE**

A tarmac driveway provides off-road parking space, from where granite steps and a block pathway lead up to the entrance porch. The pretty garden is enclosed entirely by stone and block walling, laid partly to lawn and bordered by a variety of mature shrubs. There is a raised patio to one side, a further gravelled area containing a timber tool shed, and three useful log and material stores outside by the utility room.

**SERVICES**

Mains water, electricity, gas and drainage. Gas-fired central heating throughout. Ultrafast broadband is available. Mobile voice/data services are available through all four major providers (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 vendor's sole agent, Stags. the What3words reference is [///crunch.gear.levels](#). For detailed directions please contact the office.

**AGENT'S NOTE**

The property benefits from a right of access across Lynbridge Court.





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.

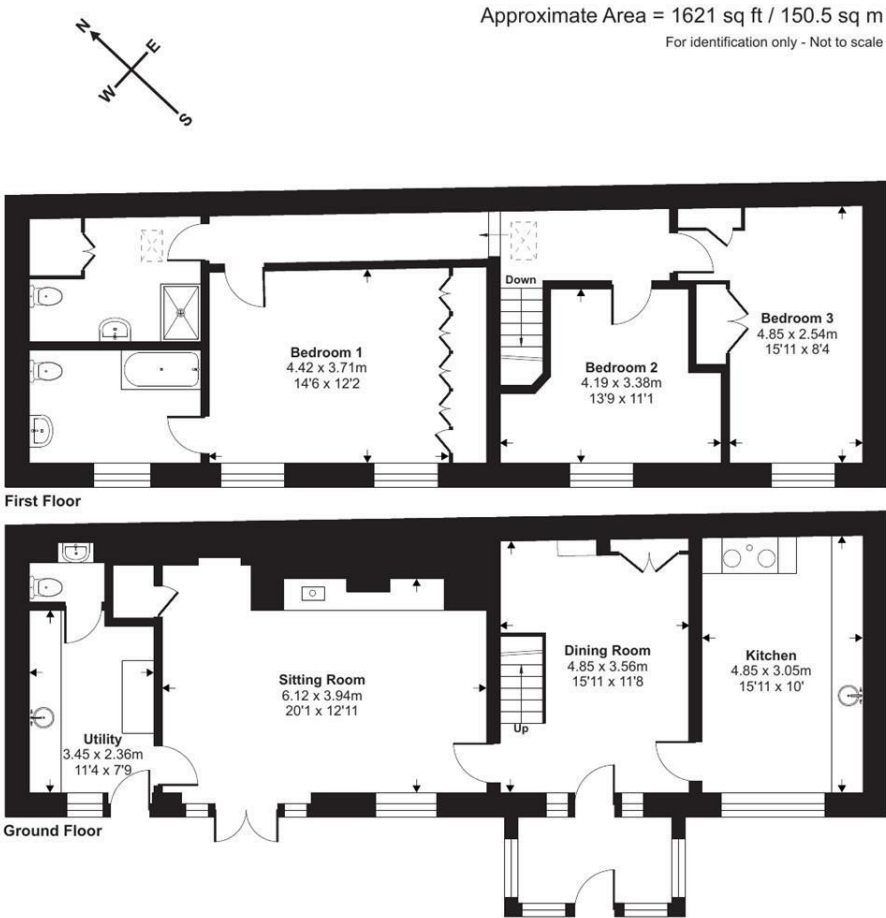


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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