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St Margarets



Village Centre 750 yards • Bere Alston  
Train Station 1 mile • Tavistock 7 miles •  
Plymouth 13 miles

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A well-presented 4-bedroom detached 1930s bungalow with a large garden, single garage and plenty of off-street parking.

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- Detached 1930s Bungalow
- 4 Bedrooms
- Extensive Driveway
- Single Garage
- Elevated Decking area
- Far-reaching Views
- Large Mature Gardens
- Lapsed Planning for Extensions
- Freehold
- Council Tax Band - D

Guide Price £450,000

### SITUATION

St. Margarets enjoys a sought-after position in the Bere Alston area, directly opposite a communal field. The field features a children's play area and a football pitch etc. making it ideal for families and outdoor activities. Bere Alston, a charming popular village located in the picturesque countryside of rural West Devon, is well-served by local amenities including, a Co-op mini market, butchers, post office, Café and Pub. The village also benefits from a direct 25-minute rail service to Plymouth City Centre.

### DESCRIPTION

St. Margarets is a detached 1930s bungalow offering well-presented and flexible 4-bedroom accommodation in a desirable location of Bere Alston. The property benefits from ample off-street parking, a single garage, and a generous garden with a large decking area that enjoys stunning views. Previously granted (now lapsed) planning permission allowed for the garage to be extended into an annex and the loft to be converted into additional accommodation. These plans could be reinstated, subject to local authority consent, offering excellent potential for expansion.

### ACCOMMODATION

Upon entering St. Margarets, you are welcomed by the porch, providing ample space for coats and shoes. From here, you step into the hallway, which features tasteful grey composite wood-effect flooring. To the left is the generously sized master bedroom, benefiting from a large front-facing window that allows for an abundance of natural light. Opposite, across the hallway, is the spacious living room, which also features a large window overlooking the front of the property, along with an open fire framed by an elegant pine surround. Further along the hallway, Bedroom 2 is located on the right—a well-proportioned double. Opposite is the family bathroom, which is well-appointed with a bath and shower running off the combi boiler, a wide vanity unit with a mirror, and a heated towel rail. The loft hatch is also situated here, leading to a part-boarded loft that houses the combi boiler. Continuing through the hallway, Bedroom 3—a comfortable single—is positioned on the left. The hallway then opens

into the bright and airy dining room, which enjoys picturesque views and provides access to the decking area via sliding patio doors. Adjacent to the dining room on the right is Bedroom 4, a spacious double. To the left of the dining room, the well-equipped kitchen offers scenic garden views and features a high-quality 6-ring ILVE gas oven with an overhead extractor. Beyond the kitchen is the utility room, which provides additional storage and is fitted with a washing machine, dryer, and a tall fridge freezer.

### OUTSIDE

The property benefits from a generous driveway with ample parking in front and to the side of the bungalow. To the left, wooden storage structures house firewood and bins, while to the right, the driveway leads to a single garage. A pathway between the garage and the main dwelling splits in two directions—one leading up to the decking and the other wrapping around to the garden. The elevated decking enjoys beautiful views and features glass panel balustrades, making it an ideal spot for barbecues and outdoor entertaining. Beneath the decking is extensive built-in storage, providing a practical solution for garden tools and equipment. A lean-to outbuilding also offers additional storage for garden machinery, with a convenient external tap installed. The garden has a southwest-facing aspect. It is a fantastic size and thoughtfully designed. It includes a greenhouse with an established fig tree, a productive vegetable patch and fruit cage, and an orchard with a selection of local heritage fruit trees. A mature oak and conifer tree further enhance the natural beauty, creating a perfect space for relaxation and gardening.

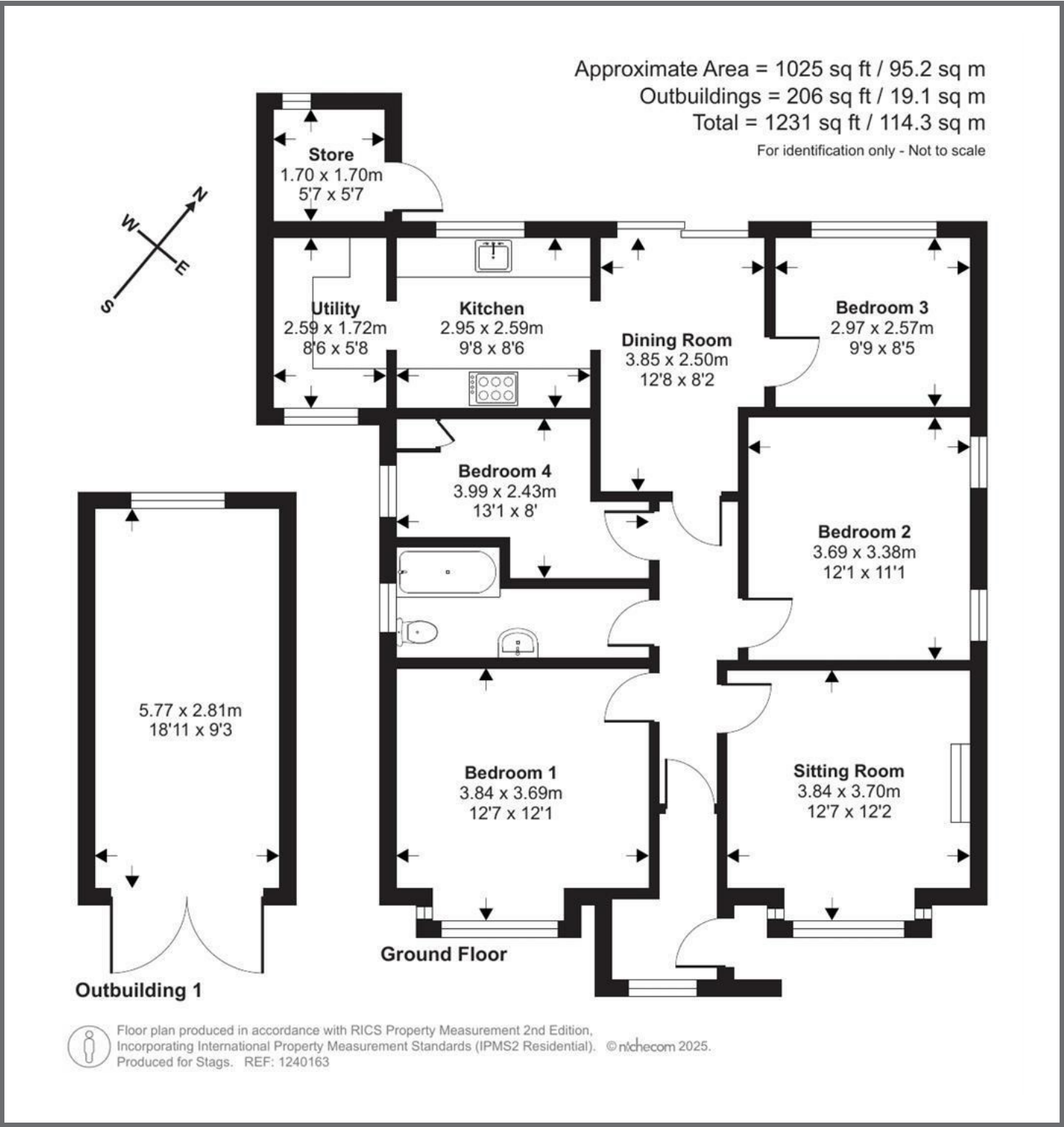
### SERVICES

All mains-supplied services are connected, with gas central heating throughout. Ultrafast broadband is available, and good mobile voice/data services are available through O2 (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.









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		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		62
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(41-48) <b>F</b>		42
(35-40) <b>G</b>		
(1-34) <b>H</b>		
Net energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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