



The Lindens



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5 Limes Lane, Tavistock, Devon, PL19 8HL

Tavistock Town Centre 0.75 miles • Dartmoor (Whitchurch Down) 1.8 miles • Plymouth 15.5 miles • Exeter 40.5 miles

A superb, contemporary detached house, complete with versatile accommodation, large south-facing garden and double garage, located in a quiet, private cul-de-sac overlooking parkland.

- Chain-free Home of 2,440sq.ft
- 4/5 Bedrooms, 4 Bathrooms
- Triple-aspect Conservatory
- Large, South-facing Garden
- Freehold
- Bright and Versatile
- 32ft Kitchen/Dining Room
- Double Garage and Drive
- Private Cul-de-sac
- Council Tax Band: F

Guide Price £735,000

SITUATION

This superb, modern detached house can be found on the northern outskirts of Tavistock, tucked away in an exclusive cul-de-sac of only five executive homes which enjoy an open outlook across neighbouring communal parkland gardens. The town's many facilities and amenities are accessible within 0.75 miles.

Tavistock is a thriving market town in West Devon forming part of a designated World Heritage Site, rich in history and tradition dating 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. Plymouth, with its coastal access, is 14 miles to the south. The city of Exeter lies 45 miles to the northeast, providing air, rail and motorway connections to the rest of the UK.

DESCRIPTION

Built in 2007, this extremely spacious, contemporary-style detached house offers comfortable and practical living space complemented externally by beautiful, south-facing landscaped gardens, a large double garage and extensive parking. Finished to a high standard and maintained in excellent condition, with recent improvements including a new solid conservatory roof, the versatile accommodation of 2,440sq.ft provides up to 5 bedrooms and 4 bathrooms, including the potential for a ground-floor en-suite bedroom.



This flexibility makes the property an ideal home for large and active families, as well as those requiring multi-generational living or looking to work from home. There is no onward chain.

ACCOMMODATION

The house is characterised by some extremely bright, well-proportioned rooms that can be configured to cater for different lifestyles and requirements. Attractive views of the communal parkland grounds can be enjoyed to the front, with an outlook over the garden at the rear. Briefly, the accommodation can be summarised as follows: a spacious and welcoming reception hallway; a sizeable dual-aspect sitting room centred around a gas fire; a socially-oriented 32' kitchen/dining room leading out to the rear garden; an adjoining utility; a valuable, triple-aspect conservatory/family room with its own set of patio doors to the garden; a good-size home office/ground floor bedroom; an adjoining wet room; four first-floor double bedrooms all with storage and a rear outlook, including a master suite featuring a contemporary en-suite shower room and a walk-in dressing area, plus a second en-suite double, and; a large 4-piece family bathroom.

Of particular note, the superbly equipped kitchen features a central island and black granite worktops, incorporating a 1.5-bowl ceramic sink with mixer tap. Appliances include an integrated dishwasher, an American-style fridge/freezer with plumbing, and a gas-fired Aga range cooker with a 6-ring hob, double oven and grill.

OUTSIDE

To the front of the house is a large block-paved driveway sufficient for several vehicles. The double garage has a remote-controlled electric door, power, lighting and overhead storage. The colourful, south-facing rear garden is an undoubted highlight, offering an excellent degree of privacy and shelter with ample space for active families. To one side is a timber garden shed, plus a timber summerhouse on a paved patio. Outside the conservatory and dining room is a large paved sun terrace, also south-facing, that is perfect for entertaining and social occasions, with raised timber decking.

SERVICES

Mains electricity, gas, water and drainage. Gas central heating (electric underfloor heating in the wet room). Full Fibre To The Premises (FTTP) Broadband. Mobile voice/data services are available with 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

Strictly by prior appointment with Stags. The What3words reference is [///arrow.back.counts](#). For detailed directions, please contact the office.

AGENT'S NOTE

An annual management fee is payable for maintenance of the communal parts of the estate. In 2024 the payment was £278. The property is held in Freehold.



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		
(81-91) 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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Approximate Area = 2441 sq ft / 226.8 sq m
Garage = 324 sq ft / 30.1 sq m
Total = 2765 sq ft / 256.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1256643