



Monrovia



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Mary Tavy, Devon, PL19 9QB

Open Moorland (Blackdown Common) 0.5 miles • Tavistock 4 miles • Plymouth 19 miles • Exeter (via A30) 35 miles

A bright and well-proportioned village home of almost 2,000sq.ft, benefitting from a large, south-facing garden with a barbecue lodge, outbuildings and panoramic moorland views.

- Extended, 3 Double Bedroom House
- Beautifully Finished and Presented House
- Master Suite with Balcony Terrace
- Incredible, South-facing Garden
- Outbuildings and BBQ Lodge
- Large Sun Deck and Walled Patio
- Spectacular Surrounding Views
- Close to Open Moorland
- Freehold
- Council Tax Band: E

Guide Price £625,000

SITUATION

The property is situated towards the northern end of the popular Dartmoor village of Mary Tavy, which has a range of local amenities including a post office, general store, pub and Ofsted "Outstanding"-rated primary school. For those who enjoy an outdoor-oriented lifestyle, the property is located on Route 27 of the National Cycle Network, and there is also very easy access to the open expanse of Dartmoor National Park at Blackdown Common, half a mile to the north.

Tavistock, 4 miles to the south, is a thriving market town in West Devon forming part of a designated World Heritage Site and offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, 19 miles to the south, offers extensive amenities with the added attraction of its coastal access. The cathedral city of Exeter lies 35 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

Offered for sale for the first time in over a decade, this hugely appealing, superbly proportioned and well-rounded home offers quality, comfort and convenience in equal measure, having been thoroughly improved and refurbished during our clients' ownership.



Built, we understand, during the 1970s and extended in the 1990s, the house is characterised by a number of sizeable, bright and open rooms, most of which face south and/or east, and therefore enjoy some spectacular, far-reaching views over the property's gardens and the neighbouring Tors of Dartmoor. Of particular note is the house's incredible garden, which extends away to the south and also encompasses a very large sun deck, walled patio area and a timber barbeque lodge. Additionally, there is extensive parking and outbuildings in the form of garaging, a machinery store and a sizeable workshop.

ACCOMMODATION

The house is accessed through an entrance porch into a welcoming reception hallway where there is an under-stair cloaks and boots cupboard, a WC and a dedicated utility/pantry with spaces for the laundry appliances. The principal, triple-aspect living room is centered around a brick open fireplace and enjoys the superb views, whilst to one side is a useful study area. The kitchen - very much the focal point of the house - is equipped with an excellent range of cupboards and cabinets with granite worktops incorporating a Schock composite sink and drainer. Integrated appliances include a Bosch fridge and Neff dishwasher, plus a Rangemaster cooker with 6 ring burners, a double oven and a grill. The kitchen is a socially-oriented space with a snug sitting area featuring a log burner at one end, opening into the south-facing sun room/dining room extension with patio doors leading out to the garden. At first-floor level are three double bedrooms, including a master suite with fitted wardrobes, a contemporary en-suite shower room and access out to a good-sized balcony terrace, and a 4-piece family bathroom.

GARDEN AND OUTBUILDINGS

The house is approached into a good-sized parking area where there is access to a stone-built garage/machinery shed and an adjoining workshop, both with power and lighting. The property's principal gardens are an undoubted highlight, extending to around half an acre of mainly level lawn interspersed with mature shrubs and specimen trees, and colourful, well-stocked borders. A substantial raised deck runs the length of the rear of the house (renewed 12 months ago), to one side of which is a pretty walled terrace where there is access to a further attached garage/workshop. Set on its own patio, within the garden, is a timber-built barbeque lodge housing a Polar Metalli barbeque and grill, with internal benches which double as lift-up sleeping platforms.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating. Superfast broadband is available. Mobile voice/data services are available through EE, O2 and Vodafone (Source: Ofcom's inline service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with Stags. The What3Words reference is ///equity.heat.totals. 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		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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