



Anderton







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Bere Alston, Devon, PL20 7HS

Bere Alston 1.8 miles • Train Station 2.6 miles • Weir Quay 3 miles • Dartmoor National Park 3.5 miles • Tavistock 6 miles • Plymouth (via Denham Bridge) 11.5 miles (Derriford Hospital 8 miles)

An exceptionally rare opportunity to acquire an historic, Grade II Listed cottage in a simply breathtaking valley setting alongside the river Tavy, with gardens, paddock and a 2-storey barn, 1.824 acres. Further approx. 25 acres available by separate negotiation.

- Extended, Grade II Listed Cottage
- River Frontage and 580m Fishing Rights
- Gardens and Paddock, 1.82 Acres in All
- Further 13 Acres Pasture, 12.5 Woods
- Freehold
- Staggeringly Private and Picturesque
- Two-storey Stone Barn
- Additional Land Available Separately
- No Onward Chain
- Council Tax Band: E

Guide Price £799,950

Stags Tavistock

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SITUATION

This incredible property is located in a remarkably private and picturesque valley setting at the head of a lane over half a mile in length, alongside the river Tavy and within the Tamar Valley National Landscape (formerly AONB). This exceptional position should appeal strongly to those seeking peace, privacy and seclusion, as well as those with an affinity for wildlife and the natural environment, fishermen and those who simply enjoy the great outdoors.

The property is around 2 miles from the village of Bere Alston, which is well-served by amenities including a Co-op mini-market, butchers and Post Office, and a direct, 25-minute rail service to Plymouth City Centre. One mile further is the desirable hamlet of Weir Quay, with its boatyard, sailing club and public slipway. The verdant wooded banks of the Tamar Valley, along the Devon/Cornwall border, offer superb opportunities to discover the region's rich heritage. The thriving market town of Tavistock, forming part of a designated World Heritage Site, is 6 miles away, offering a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly. Plymouth city centre, with its coastal access, is 11.5 miles to the south, including Derriford Hospital within commutable distance.

DESCRIPTION

This incredible, Grade II Listed cottage has origins understood to date to the 15th Century and represents a generational opportunity to acquire a secluded character home in a spectacular riverside position. Having been in our clients' family's ownership for almost 100 years, it is now in need of reasonable modernisation and refurbishment but offers new owners the chance to create a unique home of their choosing. The cottage sits within riverside gardens and a paddock totalling 1.82 acres, accompanied by a substantial 2-storey stone barn offering significant further potential. Also offered with the cottage are extensive single-bank fishing rights along some 580m of the river. Additionally, some or all of a further 25.5 acres of pasture and woodland are also available, subject to negotiation.

THE COTTAGE

The cottage is full of original and traditional features including extensive exposed stone, timber and beams, fireplaces, ledged doors and slate shelves. The accommodation is comprised of a porch, sitting room, separate snug, kitchen/dining room, cloakroom, an ancillary store room, three bedrooms, a bathroom and a separate WC. The open first-floor landing could also be reinstated as a fourth bedroom. Significant potential may exist to remodel or extend the accommodation, subject to any necessary consents or approvals.

OUTSIDE

The property is accompanied by some pretty riverside gardens which run south into a paddock of approximately an acre. Adjacent to the cottage is a parking area, garage, former piggery, now outside store, and a substantial, 2-storey, stone and brickwork barn which could be suitable for adaptation as a workshop or machinery store, for stabling, or any number of other uses including ancillary or holiday-use conversion, again subject to any necessary consents.





ADDITIONAL LAND AND PACKAGING

Immediately surrounding the property, predominantly to the north and west, are several pasture fields and an extensive area of woodland which are available to be purchased, either in part or as a whole, subject to separate negotiation. Immediately to the southwest of the cottage are two fields amounting to 2.11 acres, bordered by some light woodland. Further northwest is a single field amounting to 2.93 acres. To the far northwest of the cottage is a field of 6.39 acres. To the north of the barn is a riverside field amounting to 1.7 acres. The remaining woodland, also to the north of the cottage, amounts to approximately 12 acres. Please contact Stags for Guide Prices.

Given the number of component parts of this property, the sellers can be flexible on the exact package to be sold which does not necessarily have to include all of those elements in the headline guide price, so please contact Stags to discuss your individual preferences and requirements.

SERVICES

Mains electricity. Private spring-fed water. Private drainage system - type, health and compliance with General Binding Rules unknown (buyers to make their own inspection). Night storage heaters. Standard ADSL broadband is available. Limited mobile voice service is available via O2 (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

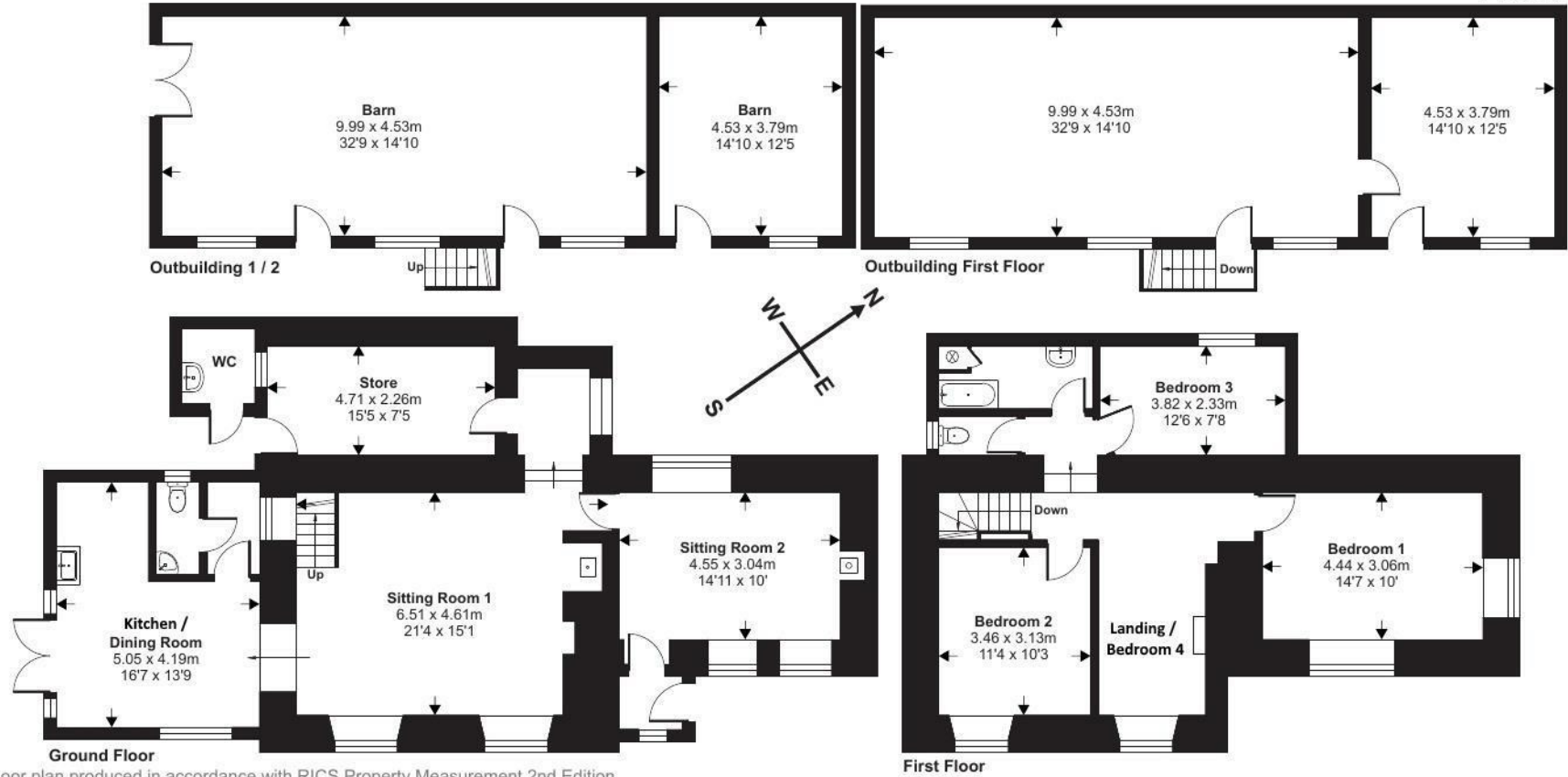
1. The property is situated in an area well-known for its history of metalliferous mining activity although no workings or features are known to exist in close proximity to the cottage itself. The disused Tavy Consols Mine sits within the additional woodland to the north.
2. According to <https://check-long-term-flood-risk.service.gov.uk>, the property has a very low flood risk. According to the Flood Map for Planning, the cottage is in Flood Zone 2 and the gardens are in Zone 3. There is no known history of flooding of the cottage during the past 97 years.
3. We understand that some Japanese Knotweed has previously been present on the site and was treated by our client.
4. The lane approaching the property is a council adopted road for which the public has full right of access and which the council has responsibility for maintenance. It is secluded, discreet and leads only to this property. It is approx. 0.6 miles in length, and narrows significantly towards the cottage. Please contact Stags for further details.
5. Should the property not sell as a whole, the sellers will have a right of access past the barn to access their retained land. If sold as a whole, the sellers would be interested in discussing lease of a portion of the barn for a period of 12 months from completion.
6. A public footpath runs down the private lane but passes southwest just before reaching the cottage.

VIEWINGS AND DIRECTIONS

Viewing of the site is strictly by prior appointment with the vendor's sole agent, Stags Tavistock Office. The What3words reference is [///llaces.steadily.snuggle](https://www.what3words.com/llaces.steadily.snuggle). Viewers are advised that the approach to the property is not suitable for wide or long-wheelbase vehicles.

Approximate Area = 1670 sq ft / 155.1 sq m
Outbuildings = 1381 sq ft / 128.2 sq m
Total = 3051 sq ft / 283.3 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). © nichecom 2025. Produced for Stags. REF: 1236859



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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		26
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



