



The Oaks







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Peter Tavy, Devon, PL19 9JR

Open Moorland 0.8 miles • Peter Tavy 1.1 miles • Tavistock 3.3 miles • Plymouth 16 miles • Exeter (via A30) 39 miles

Wonderfully extended and refurbished countryside home situated amongst beautifully landscaped gardens, complete with a holiday let, triple garage and paddock, 1.14 acres in all.

- Beautifully Finished Country Home
- Oak-framed Garden Room Extension
- Triple Garage and Gated Drive
- Adjoining Paddock, 1.14 Acres in All
- Freehold
- 4 Bedrooms, 4 Receptions
- 2-bedroom Holiday Let
- Thoughtfully Landscaped Gardens
- Incredible, Far-reaching Views
- Council Tax Band: F

Guide Price £1,150,000

Stags Tavistock

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SITUATION

This detached countryside home is located in a beautifully peaceful, edge-of-moorland location outside of the popular village of Peter Tavy, within Dartmoor National Park. The house is surrounded by its own gardens and grounds of 1.14 acres in all, providing a high level of privacy, whilst some spectacular, far-reaching westerly views can be enjoyed from many of the front-facing rooms. Open moorland is accessible on foot through country lanes, less than a mile away.

Peter Tavy itself is an unspoilt village close to the River Tavy in the quiet countryside of West Devon. The village features a medieval granite church, and a very well-known and popular public house.

The thriving market town of Tavistock is less than 4 miles away, offering a superb range of shopping, recreational and educational facilities including the sought-after private and independent school, Mount Kelly. Plymouth is 19 miles to the south and Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

This wonderfully proportioned countryside home offers exceptional comfort and quality, having recently been comprehensively renovated, remodelled and extended by our clients. The house itself is characterised by bright, square rooms providing flexible, practical space, which have been extremely tastefully finished and decorated. A major overhaul has also been undertaken to the exterior of the building, including a new roof, rainwater goods, bespoke hardwood windows and doors, and the striking oak-framed garden room extension.

The house is surrounded by some pretty, colourful landscaped gardens accompanied by a paddock at the rear. Additionally, there is a triple garage with a turnkey, 2-bedroom holiday let above, providing an instant income stream. In all, the plot amounts to 1.14 acres.





ACCOMMODATION

The house is accessed through an oak-framed, canopied porch and vestibule into a hallway. Briefly, on the ground floor are: the newly refurbished kitchen/dining room, with patio doors to the front terrace and a separate utility/boot room to the rear; the hugely impressive, oak-framed garden room; a comfortable sitting room centered around a log burner; a well-appointed study, also with a log burner; a bright, front-facing studio/library room, and; a cloakroom.

On the first floor are the four bedrooms, including three good-sized doubles, and the tasteful family bathroom. The master suite, in particular, is a generously sized, dual-aspect room served by an en-suite shower room.

GARDENS AND THE COTTAGE

A gated drive provides parking and leads to the triple garage which has remote-controlled doors. The property's immediate gardens have been thoughtfully landscaped to provide wonderful colour and variation, and now frame the house very attractively. Amongst the front gardens are a useful tool shed and a timber building housing a Jacuzzi hot tub. To the rear of the house is an enclosed paddock of 0.6 acres, ideal for those looking to keep a pony or other domestic livestock.

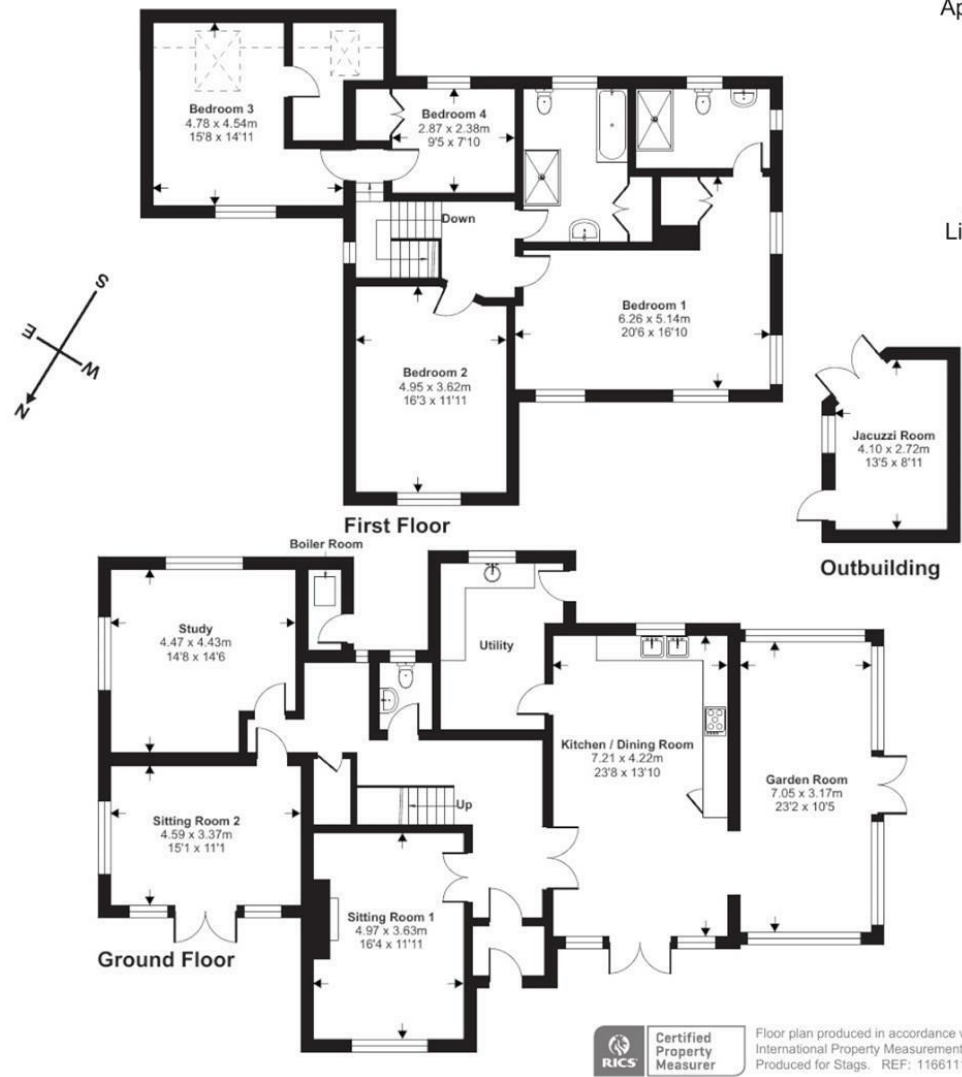
Set over the garage, the cottage is also finished in a very tasteful and comfortable style, comprising an open-plan kitchen/living/dining room, two double bedrooms and a shower room. It has consent for holiday letting and offers a turnkey income stream which is perfectly positioned for those looking to walk or explore Dartmoor and the surrounding area.

SERVICES

Mains electricity. Private water via a new borehole (2023). Private drainage via a new Sewage Treatment Plant (2024). Oil-fired central and underfloor heating. Electric heating in the holiday cottage. Standard broadband is available and fast broadband via Vodafone is used by the current owners via a roof aerial. Mobile voice/data services are available through O2 and Vodafone (Source: Ofcom's online service checker.) Please note that the Agents have neither inspected nor tested these services.



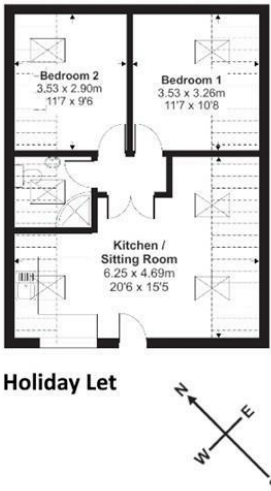
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Approximate Area = 2693 sq ft / 250.1 sq m
Limited Use Area(s) = 36 sq ft / 3.3 sq m
Outbuildings = 129 sq ft / 11.9 sq m
Total = 2858 sq ft / 265.3 sq m

Holiday Let

Approximate Area = 390 sq ft / 36.2 sq m
Limited Use Area(s) = 174 sq ft / 16.2 sq m
Total = 564 sq ft / 52.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Stags. REF: 1166111

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



