



Hilltown Cottage



STAGS

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Lamerton, Tavistock, Devon, PL19 8RR

Shop/Fuel Station 1.2 miles • Tavistock 3 miles • Dartmoor 4 miles • Launceston 11 miles • Plymouth 17.5 miles

Occupying a peaceful and private, edge-of-village location, a charming two double bedroom cottage with pretty, south-facing gardens, garage and gated drive, offered with no chain.

- Historic Character Cottage
- 2 Double Bedrooms
- Sitting Room with Open Fire
- Garage and Gated Parking
- Charming South-facing Garden
- Quiet, Edge-of-Village Location
- Some Modernisation Required
- No Onward Chain
- Freehold
- Council Tax Band: E

Guide Price £390,000

SITUATION

The property is positioned in a quiet and discreet location on the edge of the village of Lamerton, along a no-through lane. Lamerton is a popular village within easy reach of Tavistock, with local amenities which include a fuel station and general store (1.2 miles), whilst the Blacksmiths Arms Public House (0.5 miles) and a "Good" OFSTED-rated primary school (0.2 miles) are within walking distance. There is a farm shop within 2.5 miles, at Chipshop, and Tavistock town centre is only 3 miles away.

Tavistock is a thriving market town in West Devon, forming part of a World Heritage Site, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. Plymouth is 17 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 charming village home has been in our client's ownership for over 25 years and is now offered to the market with no onward chain. Filled with traditional character, the property offers considerable warmth and comfort with accommodation comprising two double bedrooms, two bath/shower rooms and a sizeable sitting/dining room.



Externally, the cottage is accompanied by an attached garage and a good-sized gated parking area, in addition to a rear courtyard and a beautiful cottage garden offering scope for keen plantmen and those looking for quiet, rural privacy. Whilst the cottage is not Listed, it is believed that a settlement has existed on the site for several centuries, and there is mention of the location in the Domesday book.

ACCOMMODATION

Throughout the cottage, there are extensive character features including exposed structural timbers and beams, striped timber floorboards, exposed stonework and slate flooring/window sills, and ledged timber doors. The cottage has an original covered storm porch to the front, although access is more commonly gained directly from the parking area through a rear porch. The accommodation is then comprised as follows: an entrance hallway with slate flooring and stairs rising to the first floor; a large sitting/dining room, the focal point of which is a substantial inglenook fireplace currently housing a log burning stove on a granite hearth; a kitchen/breakfast room which is equipped with a good range of cupboards and cabinets with roll-edge worktops incorporating a 1.5-bowl ceramic sink and drainer, an oil-fired Rayburn range cooker and a separate electric double oven with a 4-ring gas hob over; a ground floor shower/utility room; two first-floor double bedrooms, of which one has a dual aspect and both have built-in wardrobes, and; a family bathroom which is finished with a white 3-piece suite;

We understand that the cottage originally had three bedrooms, of which two were merged into what is now the principal bedroom. In our view, it would be quite possible for the original arrangement to be reinstated.

OUTSIDE

To the side of the cottage is a good-sized, gated tarmac parking area leading to an attached, open-fronted garage which has internal lighting. Steps lead up to an enclosed rear courtyard, which is something of a suntrap and located outside the rear porch. From here, a gravelled pathway leads around a neighbouring cattle barn to the principal garden, which is private and enclosed, and planted with an attractive mix of well-established shrubs and flowering plants, including roses, camellias, a magnolia and a flowering cherry, providing a very pretty space with good potential for keen horticulturists. Within the garden are a timber tool shed and a pergola.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating with LPG serving the hob. Ultrafast broadband is available. Limited mobile voice/data services via Three (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewings are strictly by appointment with Stags. The What3words reference is [///forks.half.sinkhole](#). 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		77
(81-91) B		
(69-80) C		
(55-68) D		38
(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 = 1160 sq ft / 107.7 sq m
Outbuilding = 202 sq ft / 18.7 sq m
Total = 1362 sq ft / 126.4 sq m

For identification only - Not to scale

First Floor

Bedroom 1
5.05 x 3.32m
16'7 x 10'11

Bedroom 2
4.82 x 2.49m
15'10 x 8'2

Down

Ground Floor

Store
6.49 x 3.85m
21'4 x 12'8

Kitchen
5.23 x 2.90m
17'2 x 9'6

Sitting Room
5.37 x 5.02m
17'7 x 16'6

Up

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1279967