



Fawn Ridge











# Fawn Ridge

Chollacott Lane, Tavistock, Devon, PL19 9DD

Bus Stop 300 yards • Whitchurch Down 300 yards • Shop/Post Office 0.5 miles • Pub 0.6 miles • Town Centre 0.9 miles • Plymouth 14 miles • Exeter 41 miles

A very substantial and impressive Edwardian home in one of Tavistock's most desirable locations, close to Whitchurch Down, sitting in wonderful, large mature gardens which include an all-weather tennis court, 0.98 acres in all.

- Edwardian Home of Superb Stature
- Full of Traditional Character
- All-weather Tennis Court
- Desirable Location Close to Town
- Freehold
- Up to Six Bedrooms, Four Receptions
- Mature South-facing Gardens
- Double Garage and Ample Parking
- Walking Distance to Whitchurch Down
- Council Tax Band: G

Guide Price £1,195,000

## Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | [tavistock@stags.co.uk](mailto:tavistock@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)





## SITUATION

This substantial period home is situated within the extremely well-regarded area of Whitchurch, on the south-eastern outskirts of Tavistock, on one of the town's most desirable roads. The house enjoys a hugely convenient position within close proximity of local amenities and facilities, including two pubs, a local shop/post office and the sought-after local primary school, all within three-quarters of a mile. There is also direct access to Whitchurch Common from the top of the road, 300 yards away, leading on to the full expanse of Dartmoor National Park, making the house an ideal prospect for active families and those who enjoy an outdoors-oriented lifestyle. Additionally, there is a stop on the bus route into the town centre within 300 yards, and Drake's cycle trail is around 1 mile away.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back 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, 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 14 miles to the south, and Exeter lies 41 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

## DESCRIPTION

This magnificent Edwardian house faces south-west in exceptional, mature gardens within a prominent position in one of Tavistock's most desirable locations, and has been a cherished home to our client for 33 years. Built, we understand, in 1904 and extended circa 1982, the classically well-proportioned accommodation is full of natural light and offers excellent versatility, providing up to six double bedrooms, three bathrooms and four reception rooms in all, as well as several useful ancillary areas including an internal workshop. Externally, there is ample off-road parking space and a detached double garage.

Of particular note are the property's incredible, varied, south-facing gardens, which extend away from the house on two sides and offer various areas for horticulture, recreation, and those with an affinity for wildlife and the natural environment. Amongst the gardens are an all-weather tennis court and several general-purpose outbuildings, making this an exceptionally appealing and well-rounded statement home with plenty to offer large and active families, and those seeking to take full advantage of the wonderful lifestyle that Tavistock has to offer.

## ACCOMMODATION

The accommodation is bright and well-proportioned throughout, amounting to some 3,900 sq.ft, and the house has retained incredible character and detail, including cornicing and ceiling mouldings, fireplaces, picture and dado rails, architraving, full-height sash windows and parquet flooring.







The ground floor can be summarised as follows: an entrance porch; a good-sized reception hallway with a cloakroom off; a bay-fronted sitting room, currently a music room, centered around a bathstone fireplace and enjoying a superb outlook across the front garden; connected by bi-fold doors to the sitting room, a rear family room again centered around a substantial open fireplace; a triple-aspect conservatory; a rear hallway leading to a large, walk-in pantry; a breakfast room with feature beams; the kitchen, which is equipped with a range of traditional cupboards and cabinets, a gas Aga with dual hotplates and a double oven, plus spaces for a freestanding cooker and a full-height fridge-freezer; a dedicated dining room with return doors to the entrance hallway; a rear lobby leading in from the driveway; a second cloakroom; a dedicated utility room, and; an internal workshop with side external access; a further store or washroom, formerly a photographer's dark room.

On the first floor are up to six double bedrooms, a family bathroom, a standalone shower room and separate WC, and a Jack and Jill en-suite serving the two principal bedrooms. The master suite is an exceptional size and benefits from extensive fitted wardrobes, whilst the second bedroom is also a large, dual-aspect double room. There are three further bedrooms overlooking the side gardens and tennis court, each with fitted wardrobes, and the sixth bedroom is currently configured as a games room with an office space to one side and a mezzanine floor over, but offers scope for various other uses or, with some alteration, could be adapted into a self-contained suite.

### OUTSIDE

The house has two driveway entrances and benefits from sufficient parking for numerous vehicles in addition to the detached double garage. To the front and side of the house are the south-facing principal gardens, which are set out with a mixture of sizeable lawns, paved patio and seating areas, and a rockery and water feature with built-in stone seating, perfectly positioned to provide a private spot from which to enjoy the views. To the front of the house is an area of naturalised garden and some established tree cover, which has previously been used as a productive vegetable garden. To the side of the house, there is an all-weather, hard-surface tennis court enclosed by wire mesh fencing and with an upper lawn behind it, ideal for spectators, where there is also a timber summerhouse, block-built machinery shed, 6'x10' greenhouse and a corrugated woodstore. The gardens offer tremendous variety and are awash with colour, planted with a superb array of specimen trees and shrubs, including mature magnolias, acers, azaleas, camellias and even palms, as well as fruit trees including pears and apples. In all, the plot amounts to 0.98 acres.

### SERVICES

All mains-supplied services are connected. Gas-fired central heating throughout. Ultrafast Broadband and full mobile voice/data services are available (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 prior appointment with the vendor's sole agent, Stags. The What3words reference is [///booklets.general.allies](https://www.what3words.com/#!/en/0384wq,098rjg,0384wq). For detailed directions, please contact the office.

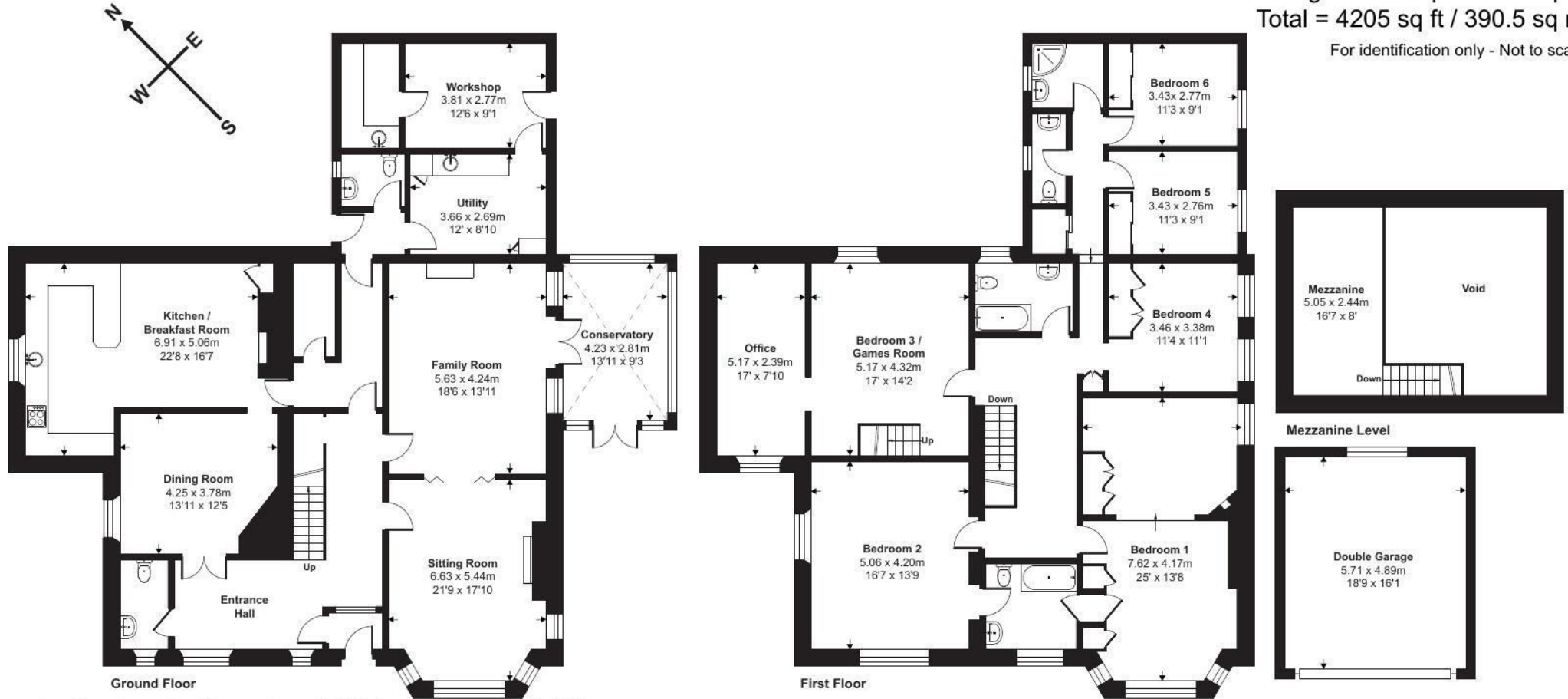


Approximate Area = 3904 sq ft / 362.6 sq m (excludes void)

Garage = 301 sq ft / 27.9 sq m

Total = 4205 sq ft / 390.5 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). © nitchecom 2025. Produced for Stags. REF: 1281960



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







