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Applewood Cottage





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A characterful two bedroom cottage  
located in a countryside setting with a  
private garden, detached outbuildings  
and offered to the market with no  
onward chain.

- 2-Bedroom Semi-detached Cottage
- Countryside Setting
- Character Features Throughout
- Separate Garden & Rear Decking Area
- Detached Outbuildings
- New Electric Combi-boiler
- New UPVC Windows and Porch
- No Onward Chain
- Freehold
- Council Tax Band: B

Guide Price £275,000

### SITUATION

This property is located in an area just outside of the village of Sydenham Damerel, known as Culverhill. The villages of Sydenham Damerel and Lamerton are 1.3 and 2.2 miles away respectively, whilst the town of Tavistock is within 5 miles to the southeast. Tavistock is a thriving market town in West Devon forming part of a designated World Heritage Site, rich in history and tradition dating to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, 18 miles to the south, offers extensive amenities with the added attraction of its coastal access. The cathedral city of Exeter lies 37 miles to the northeast, providing connections to London and the rest of the UK via its railway links, the M5 motorway and its international airport.

### DESCRIPTION

A characterful two-bedroom semi-detached cottage, combining period features with modern upgrades including new windows, porch, and electric combination boiler. Externally, the property offers a separate garden across the road, detached outbuildings, and a private rear decking area. Offered to the market with no onward chain.

### ACCOMMODATION

Accessed via a newly installed UPVC porch, the property opens into a welcoming kitchen area through the original solid wood front door. Slate flooring extends throughout the porch, kitchen, and living areas, enhancing the property's character. The kitchen offers practical utility space, with plumbing for a washing machine and tumble dryer, and potential for a dishwasher. A feature chimney breast houses a

disconnected Rayburn Royal, adding charm and a focal point to the space. The staircase is positioned along the back wall, leading to the first floor, while the living room lies around to the right hand side. The living room is rich in character, featuring exposed timber beams, a raised dining platform with wooden flooring, a wood-burning stove, and continued slate tile flooring—creating a warm and inviting atmosphere. Upstairs, natural light fills the landing via a side window. Pine tongue-and-groove ceilings run throughout the first floor, adding warmth and continuity. Bedroom two is located to the right, while the family bathroom—positioned ahead—includes a bath with shower over and built-in storage housing the newly installed electric combination boiler. The principal bedroom lies at the end of the hallway and features exposed stonework, a built-in oak cupboard, and period detailing throughout.

### OUTSIDE

Externally, the property offers on-street parking within the track to the side of the house and a private garden located just across the road, featuring a patio area ideal for outdoor dining and entertaining. A detached outbuilding provides useful storage space, while to the rear, a raised decking area offers a private outdoor retreat. A pathway around the left hand side of the property allows convenient access to the rear and beneath the decking.

### SERVICES

Mains water and electricity are connected, with private drainage via a septic tank installed in 2007. Electric-fired central heating throughout with a new boiler installed in 2024. Ultrafast broadband is available, and mobile voice/data services are available from all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

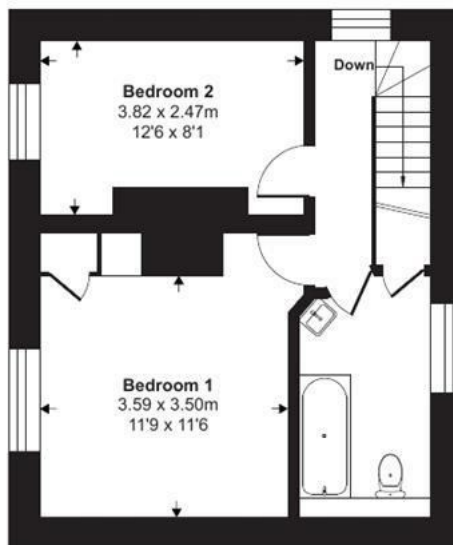




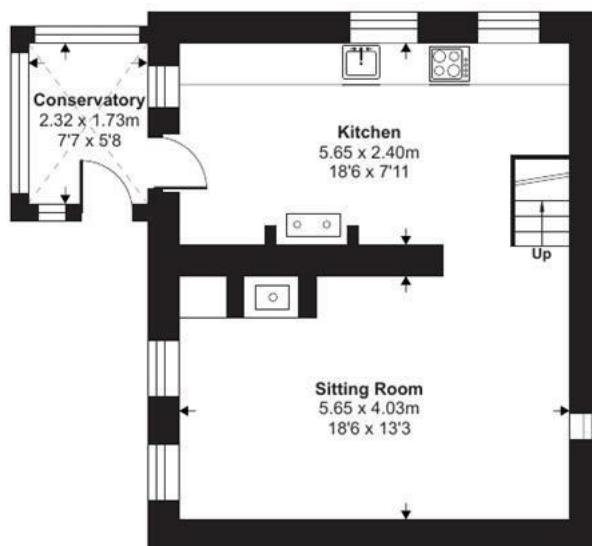


Approximate Area = 892 sq ft / 82.8 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nxtchecom 2025. Produced for Stags. REF: 1312558

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		Current	Potential
		77	40
		EU Directive 2002/91/EC	

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458

tavistock@stags.co.uk

stags.co.uk



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