



Wisteria Cottage



**STAGS**



# Wisteria Cottage

Buckland Monachorum, Devon, PL20 7LY

Roborough Common 1.2 miles • Yelverton 2.2 miles •  
Tavistock Town Centre 6.5 miles • Plymouth 10.5 miles

A stylishly renovated and beautifully presented, end-terrace cottage in the heart of a historic West Devon village, complete with a west-facing garden and a detached garage, all chain-free.

- Unique Three-storey Cottage
- Stylish Open-plan Living
- Three/Four Bedrooms
- Three Bath/Shower Rooms
- High-spec Refurbishment
- West-facing Rear Garden
- Detached Garage
- Quiet Village Location
- Freehold
- Council Tax Band: B

## Guide Price £410,000

### SITUATION

This end-terrace cottage is situated in the very heart of Buckland Monachorum, a quiet and characterful village in West Devon, served by a popular pub and restaurant, the Drake Manor Inn, and a sought-after, Ofsted "Good"-rated Primary School. The village has strong links to the notable history of the local area, with Buckland Abbey, sir Francis Drake's Elizabethan-era home and now a National Trust property, just a mile away. The village's historic church, St Andrew's, houses the tombs of the Drake Family. Roborough Common is just over a mile away, leading on to Dartmoor National Park.

For all day-to-day amenities, Yelverton is just 2 miles away. The parade of shops features a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also provides a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. For the sports enthusiast, there are golf, cricket, tennis and bowling clubs. The market town of Tavistock is 6 miles to the north and the maritime city of Plymouth lies 10 miles to the south.

### DESCRIPTION

A striking conversion of the former village Post Office, this end-terrace cottage has been renovated and presented to a superb standard, blending original features with contemporary comfort.





The property offers flexible 3/4-bedroom accommodation across three floors, with stylish finishes throughout, and, externally, a low-maintenance, west-facing garden alongside a detached garage. Offered chain-free, it presents a rare opportunity for those seeking a characterful village home, holiday let or lock-up-and-leave retreat.

### ACCOMMODATION

Finished to an impressive standard, the accommodation was upgraded approx. 7 years ago to include the following, all newly fitted: electrics, wiring and lighting; plumbing, boiler and central heating system; engineered oak flooring, carpets and insulation; damp proofing; composite windows and external doors; high-quality internal doors and bespoke joinery; plaster and decorative work; a brand new kitchen with integral appliances; three new bath/shower rooms, and; a new staircase with glazed balustrade. The accommodation is accessed on the ground floor and can be summarised as follows: an entrance vestibule; an open-plan kitchen/family room, with the sitting area centered around a log burner; an under-stair WC; two first-floor en-suite double bedrooms; a further second-floor double bedroom; a dressing room, which could be converted into a fourth bedroom with the installation of a Velux (for which planning was previously granted in 2017, now lapsed), and; a family bathroom. The kitchen comes complete with an integral washing machine, dishwasher, fridge-freezer and double oven, in addition to a breakfast bar, pendant lighting, Belfast sink with copper mixer tap and a 4-ring gas hob.

### OUTSIDE

The garden is accessed via the kitchen or side gate, with steps leading to a patio and pergola, part-framed by stone walling. A further enclosed area offers space for lawn or planting. The garage sits just behind the cottage, providing valuable parking or storage.

### SERVICES

Mains water, electricity, gas and drainage. Ultrafast broadband is available. Variable outdoor but limited indoor mobile voice/data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### AGENT'S NOTES

1. A pedestrian right-of-way exists across the rear yard, for the neighbouring property.
2. The property benefits from a vehicular right-of-way across the lane to the side of the cottage, to access the garage.
3. The property has a "High" flood risk, owing to the stream running through the village (source: the Gov.uk online long-term flood risk check). The stream has not been known to flood in many years, and certainly not during our clients' ownership (7 years). The front door has been elevated above ground level to help mitigate any risk.
4. Viewings are strictly by appointment with the vendor's sole agents, Stags. The What3words reference is ///forecast.sharpness.jumbo. For detailed directions, please contact Stags.



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.



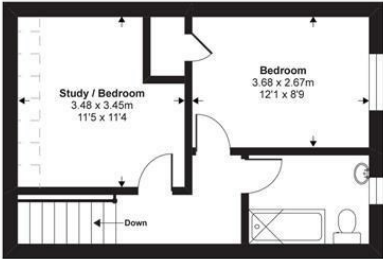
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Bedford Square, Tavistock,  
Devon, PL19 0AH

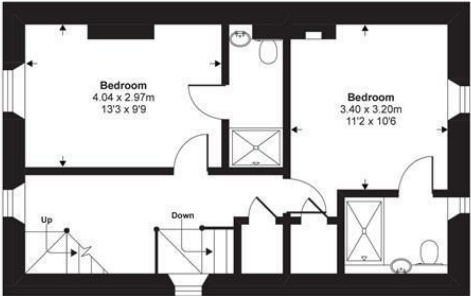
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Approx. Gross Internal Floor Area  
122 Sq Metres 1314 Sq Ft (Excludes Restricted Head Height)



Second Floor



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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