



Olive House



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Lane End, Lamerton, Devon, PL19 8QY

Fuel Station/Mini-market 1.4 miles • Tavistock 5 miles •
Dartmoor 6 miles • Launceston 10 miles • Plymouth 20 miles

A bright and beautifully presented, extended 3-bedroomed character cottage amongst superb, south-facing gardens, in a quiet and picturesque countryside setting, 0.34 acres in all.

- Characterful Countryside Cottage
- 3 Bedrooms, 2 Bathrooms
- Beautifully Finished and Presented
- Bright, Spacious Accommodation
- Quiet and Picturesque Setting
- Incredible South-facing Gardens
- Patio, Pond and Summerhouse
- Gated Drive and Carport/Store
- Freehold
- Council Tax Band: E

Guide Price £635,000

SITUATION

The property is located in a hugely peaceful and picturesque countryside setting in the small, private settlement of Lane End, within the Tamar Valley National Landscape (formerly AONB). The property is just 1.5 miles from a popular fuel station and mini-supermarket, and 2 miles from the nearby village of Lamerton, 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 is 20 miles to the south, and the city of Exeter lies 44 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

This incredibly attractive and appealing, quintessential countryside property has been a wonderful home to our clients for over 20 years. The accommodation, which was significantly extended shortly after their purchase, comprises three bedrooms, two bathrooms and two receptions, all bright and very well-maintained, and full of traditional character.



Externally, the cottage sits amongst some simply wonderful, colourfully planted, south-facing landscaped gardens containing a large carport/machinery store and a summerhouse, with the plot amounting to 0.34 acres in all. This is a truly idyllic country cottage which has been lovingly maintained, is beautifully finished and presented, and offers considerable warmth, comfort and character.

ACCOMMODATION

The internal accommodation is briefly comprised as follows: a canopied entrance; a central dining hall with a built-in wine store and fitted dresser, focussed around a substantial inglenook fireplace currently housing a multi-fuel burner; a dedicated, dual-aspect sitting room with a built-in TV display cabinet and book shelving, which is also centred around a fireplace with a multi-fuel stove on a slate hearth; the wonderfully bright, triple-aspect kitchen/breakfast room with French doors leading out to the garden; a dedicated utility/workshop room; a rear boot room; a ground floor WC; a spacious, galleried first-floor landing; three bedrooms, including a master suite comprising a lovely double bedroom, dedicated dressing room with extensive fitted wardrobes and en-suite bathroom, and; the family bathroom.

The kitchen features an excellent range of units with timber worktops incorporating a ceramic 1.5-bowl sink, and a matching island. Integrated appliances include a fridge and separate freezer, a NEFF dishwasher, and a Rangemaster dual-fuel cooker with a six-ring LPG hob, plus an electric double oven and grill. Some fine views over the garden are available from each of the ground-floor rooms and the two principal bedrooms.

OUTSIDE

A gated tarmac drive provides parking and turning space, and leads on to the carport/machinery store. To the front and side of the house are the exceptional, south and east-facing gardens - a plantsman's dream - which have been thoughtfully structured and extremely well-maintained, comprising manicured lawns with colourful borders, interspersed with mature shrubs, to include a fabulous wisteria, acers, rose bushes, camellias, and established trees including oak, copper beech and several apples. Around the gardens are a circular pond and water feature, a timber summerhouse with a covered veranda, a small stone ruin and a slate-chipped seating area outside of the kitchen.

SERVICES

Mains water and electricity. Oil-fired central heating. LPG cooking. Private drainage via a septic tank. Ultrafast (FTTP) broadband is available. Limited mobile voice/data services are available with Three, O2 and Vodafone (full outdoor coverage available (source: Ofcom's online service checker)). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

Our client has advised that the property has the benefit of both a radon sump and an electrical damp proof course installation.



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		78
(81-91) B		
(69-80) C		
(55-68) D		48
(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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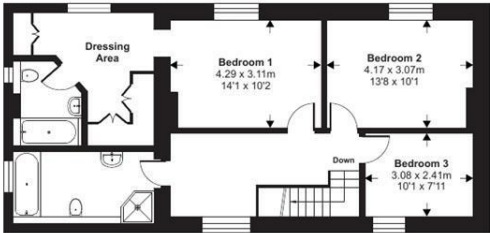
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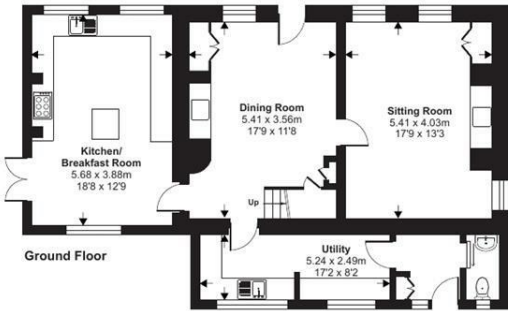
Approximate Area = 1707 sq ft / 158.5 sq m
Outbuilding = 579 sq ft / 53.7 sq m
Total = 2286 sq ft / 212.2 sq m
For identification only - Not to scale



Outbuilding



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1302685