



Claremont



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2 Station Road, Bere Ferrers, Devon, PL20 7JT

River Tavy/Village Centre 0.5 miles • Weir Quay/River Tamar 1.9 miles • Tavistock 8.5 miles • Plymouth 15 miles

A beautifully renovated and superbly extended, bright and well-proportioned home in a sought-after riverside village, complete with a generous driveway, garage and rear garden backing onto open fields.

- Three Double Bedroom Home
- Stylish Kitchen/Diner Extension
- Large Driveway and Garage
- Peaceful Village Setting
- Freehold
- Comprehensively Refurbished
- Character Features Throughout
- Rear Garden with Open Aspect
- Complete Onward Chain
- Council Tax Band: D

Guide Price £415,000

SITUATION

This property is located on the edge of the highly desirable, peaceful and picturesque riverside village of Bere Ferrers, which sits alongside the River Tavy in West Devon. The area is sought-after by those with an interest in sailing and other water sports, with the nearby hamlet of Weir Quay providing a boatyard and moorings. Bere Ferrers is also served by a pub, community shop and a direct, 25-minute rail service to Plymouth City Centre.

The neighbouring village of Bere Alston offers further amenities, including the train station and bus connections, two mini-markets, a post office, butchers, hairdressers, a primary school, a doctor's surgery and a pharmacy. Together with the surrounding hamlets, the two villages form the Bere Peninsula, created by the confluence of the rivers Tamar and Tavy, which itself falls within the historic Tamar Valley National Landscape (formerly AONB). The thriving market town of Tavistock, forming part of a designated World Heritage Site, is 9 miles away.

DESCRIPTION

This appealing three-double-bedroom, semi-detached, 1930s village home offers warmth, character and modern comfort in equal measure.



The house has been remodelled and refurbished to a high standard in recent years, with the improvements including full internal redecoration, new plumbing, central and underfloor heating, and a pressurised hot water tank, upgraded electrics and a new consumer unit, new rear windows, a new bathroom and en-suite, and oak flooring in the hallway. Of particular note is the thoughtfully designed rear extension, encompassing an impressive, open-plan kitchen/dining room which is perfect for family life and/or entertaining, and very much the heart of the home, with direct access out to the rear decking and garden. The property further benefits from a contemporary family bathroom and a smart en-suite to the master bedroom, as well as a generous driveway, single garage and a rear garden benefitting from an open aspect.

ACCOMMODATION

The accommodation is approached through an attractive stained-glass front door into a light hallway, where there are built-in storage cupboards. The accommodation can then be summarised as follows: a cosy, bay-fronted sitting room centered round a fireplace housing a wood-burning stove; a cleverly designed, under-stairs WC; at the rear, the hugely impressive, open-plan kitchen/family room, centred around a large island with an inset sink and fitted with an excellent range of modern cupboards and cabinets, plus a Cookmaster Leisure range, space for an American-style fridge/freezer and sliding doors opening to the rear decking; a practical utility room housing the washing machine and combi boiler, with internal access to the garage, fitted with spotlights and an electric up-and-over door.

Off the galleried, first-floor landing, which doubles as a useful study area, are three attractively finished and generously sized double bedrooms, including the master suite, complete with built-in wardrobes and a stylish en-suite shower room, and a centrally positioned family bathroom, also tastefully fitted in a modern style. The rear-facing rooms, in particular, benefit from the views towards the River Tavy.

OUTSIDE

To the front is a good-sized driveway providing ample parking, together with raised sleeper beds and access to the garage. The rear garden enjoys an open aspect across neighbouring fields, with a decked terrace outside the kitchen/dining room offering an excellent spot for outdoor dining. Beyond this, the garden is largely a blank canvas with lawn and further seating areas, and includes a shed, pond and chicken run.

SERVICES

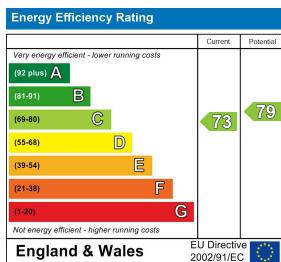
All mains services are connected. Gas-fired central heating throughout. Superfast broadband is available. Limited mobile voice/data services are available with EE, O2 and Vodafone (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewing is strictly by prior appointment with the vendors' sole agent, Stags. The What3words reference is //manage.exact.forms.



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.



Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

