



Craven House



**STAGS**



# Craven House

11 Deer Park Crescent, Tavistock, PL19 9HQ

Town Centre 0.5 miles • Whitchurch Down 0.9 miles (on foot) •  
Plymouth 15 miles • Exeter 40 miles

A substantial and versatile home occupying a large, private and sheltered plot in one of Tavistock's most sought-after locations, offered with no onward chain.

- Extremely Well-proportioned House
- Versatile Living Accommodation
- Beautiful Garden with Wooded Backdrop
- Hugely Convenient, Central Location
- Council Tax Band: F
- 4/5 Large Double Bedrooms
- Sizeable Private and Sheltered Plot
- Gated Drive and Double Garage Backdrop
- No Onward Chain
- Freehold

## Guide Price £760,000

### SITUATION

This appealing home is located within the sought-after area of Deer Park, which is perennially popular for being an established, upmarket neighbourhood whilst also being within very easy reach of Tavistock's town centre - just a ten-minute walk away. Additionally, open moorland at Whitchurch Down is accessible on foot within less than a mile. Tavistock itself 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. Plymouth is 15 miles to the south and the city of Exeter lies 40 miles to the northeast, providing transport to London and the rest of the UK via its railway links, international airport and the M5.

### DESCRIPTION

This hugely impressive, yet warm and comfortable home, is believed to be one of, if not the largest house in Deer Park Crescent, and certainly occupies one of the road's largest plots. Built, we understand, around 1962, the house has been a cherished home to our client - only the property's third owner - for the past 36 years, and is now offered to the market with no onward chain.

The house itself is characterised by large, bright, extremely well-proportioned rooms benefitting from plenty of natural light and ample internal storage, which offer versatile living space finished with a distinctive, characterful aesthetic. Externally, the house is complemented by a large, colourful, well-maintained garden set against the backdrop of neighbouring woodland, providing interest and opportunity for keen horticulturalists and active families alike. This is an incredibly practical and well-rounded home, enjoying an excellent degree of privacy and convenience.





## ACCOMMODATION

The house is accessed into a central reception hallway where there are doors off to all of the principal ground floor rooms, all of which enjoy an attractive outlook over the property's gardens. The sitting room is a large, bright, triple-aspect room centered around a gas fire within a limestone surround, with patio doors leading out to the rear garden. Adjacent is a good-sized room which could serve as a home office/study, hobbies or craft room, or a ground-floor fifth bedroom. Further along, the dedicated dining room has an original serving hatch to the kitchen and flows out to the garden via French doors. The kitchen is equipped with a very good range of cupboards and cabinets with roll-edge worktops incorporating a 2.5-bowl composite sink, 4-ring gas hob and built-in eye-level Hotpoint double oven. Off the kitchen is a utility room with secondary units and spaces for the laundry appliances, plus a large pantry cupboard with full-height sliding doors. Finally, on the ground floor there is a WC and internal access to the integral double garage, which has a range of fitted shelving and cabinets, an inspection pit, power, lighting and water connections, and a side door out to the rear garden.

Stairs rise from the reception hallway to the first-floor landing, beneath which is a sizeable cloaks and boots cupboard leading into a deep under-stair storage space. Off the landing are four extremely good-sized double bedrooms, of which three enjoy the attractive outlook across the rear gardens towards neighbouring woodland. The principal bedroom is complete with two sizeable fitted wardrobes and served by a Jack-and-Jill en-suite bathroom, whilst the guest bedroom is served by a dedicated en-suite bathroom.

## OUTSIDE

A gated, tarmac drive provides extensive parking and access to the integral double garage. At the front of the house is a landscaped garden planted with a colourful range of azaleas. To the rear is a beautiful, private and enclosed garden arranged into two lawned terraces with planted and raised stone borders, and framed by neighbouring woodland.

Running the full length of the house is a paved sun terrace, to one side of which is a useful tool store and a gardener's WC. Through the WC is a large under-croft storage area running beneath the house's ground floor. Steps lead up from the terrace to two raised timber decks outside the sitting and dining rooms.

Beyond the lawn gardens is an extensive area of re-wilded garden which is no doubt a haven for birds, bees and other local wildlife, and which contains an 8'x6' greenhouse.

## SERVICES

Mains water, electricity, gas and drainage. Gas-fired central heating throughout. Ultrafast broadband is available and mobile/data services are likely to be available through all four major providers (source: Ofcom's online service checker).

Please note that the agents have neither inspected nor tested these services.

## DIRECTIONS



What3words reference ///tiger.smooth.sushi. For detailed directions, please contact the office.





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		63	76
(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	

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