



Grenofen, Tavistock  
Price Guide £580,000





## Tavistock

A vastly spacious family home boasting four bedrooms and four reception rooms located in the popular hamlet of Grenofen. This well presented property has been much improved by the current vendors and offers versatile accommodation with the potential to create an annex facility (subject to any necessary planning consent). The property benefits from its own solar panels.

The property offers plenty of living space with a spacious kitchen diner with built in appliances, a good sized living room with focal fireplace, a family room with access out onto the garden and a large sunroom, ideal for entertaining. There is also a separate dining room which could be used as a fifth bedroom or study, depending on need.

There are three double bedrooms on the ground floor as well as a large utility room and separate WC. The family bathroom is also on the ground floor and includes low level WC, basin bath and separate shower cubicle.

On the first floor is another double bedroom and there is also a loft room ideal for a multitude of uses.

To the rear of the property offers a generous level garden which is mainly laid to lawn with ample off road parking with garage and further carport. The gardens are secluded and a real feature of the property whilst the property itself is located with easy access onto the Drakes trail which provides off road access to Tavistock and Yelverton taking in the local scenery on offer within the area.



### Entrance Hallway

### Living Room

15'4 x 13'2 (4.67m x 4.01m)

### Utility Room

14'3 x 14'1 (4.34m x 4.29m)

### Sun Room

21'2 x 15'9 (6.45m x 4.80m)

### Study/Dining

13'8 x 11'9 (4.17m x 3.58m)

### Kitchen/Dining

22'9 x 10' (6.93m x 3.05m)

### Snug/Family Room

16'2 x 11'6 (4.93m x 3.51m)

### Bedroom One

13'5 x 11'3 (4.09m x 3.43m)

### Bedroom Two

13'2 x 10'8 (4.01m x 3.25m)

### Bedroom Three

12'2 x 10'1 (3.71m x 3.07m)

### Bedroom Four

13'8 x 10'8 (4.17m x 3.25m)

### Bathroom

12'9 x 5'7 (3.89m x 1.70m)

### Loft/Children's game room

22'9 x 11'7 (6.93m x 3.53m)





**EPC**  
68/D

**Tenure**  
Freehold

**Services**  
Mains electricity, gas, water (metered) and private drainage.

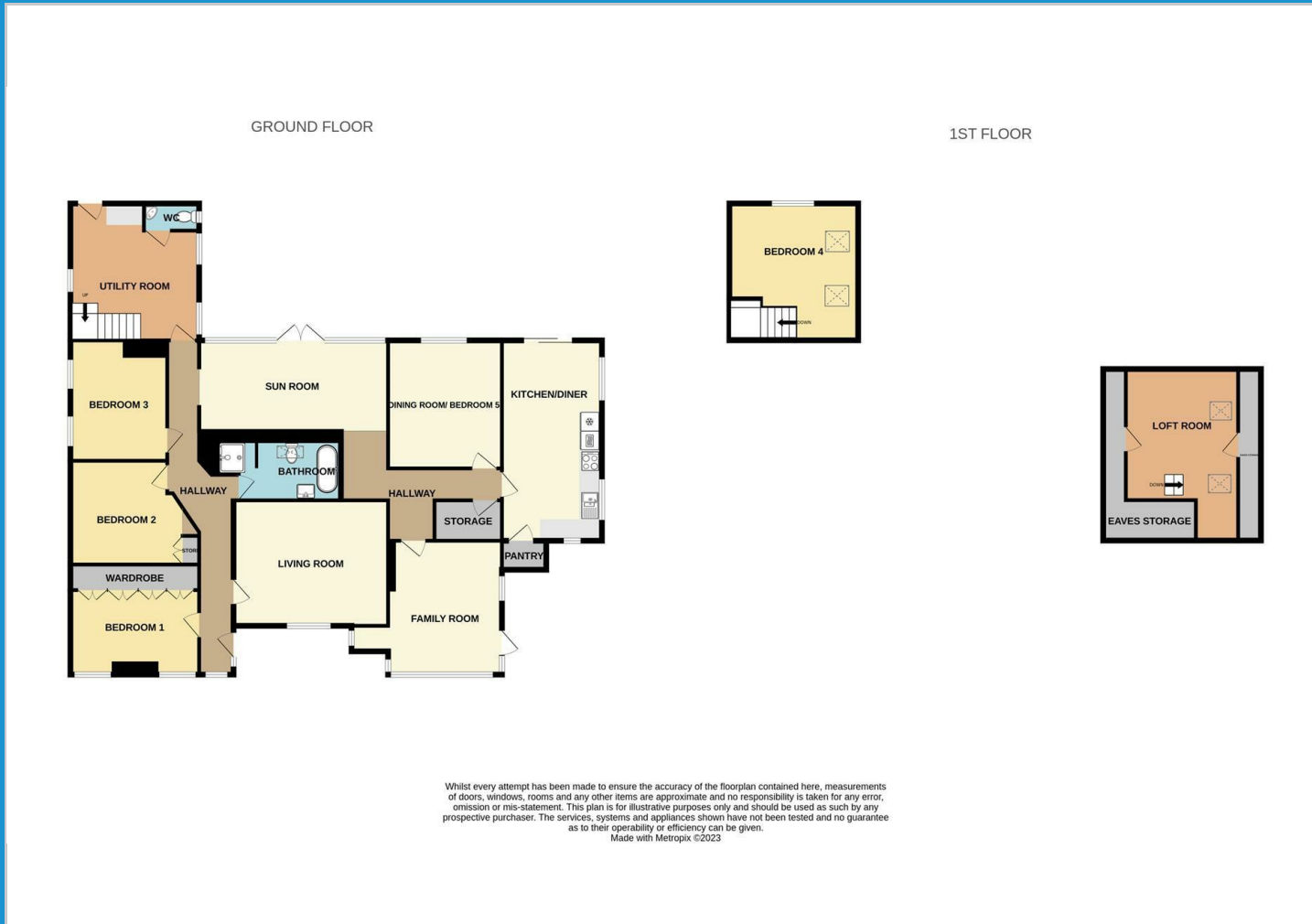
**Council Tax Band**  
E

**Situation**  
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

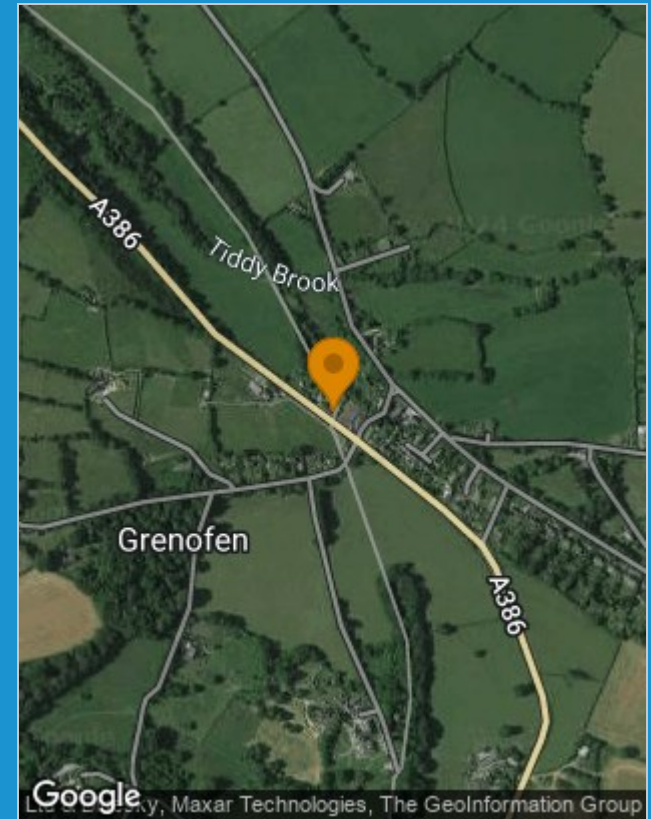




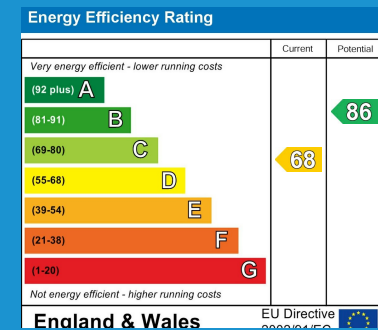
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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