



Town • Country • Coast



Mill Hill

Tavistock

Asking Price £300,000



4



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E

Mill Hill

Tavistock

This is a rare opportunity to purchase an end of terrace, four bedroom property with amazing uninterrupted countryside views in a sought after rural hamlet on the fringes of Tavistock with a generous garden and multiple outbuildings, including a detached, double storey garage/workshop providing lots of potential for development (subject to planning consents).

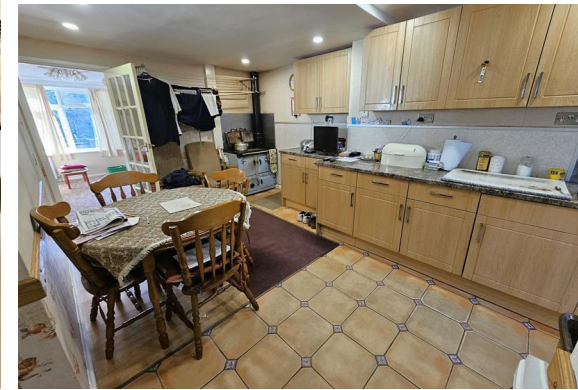
This Duke of Bedford cottage has been extended by the current vendors and been in the same family for more than 55 years.

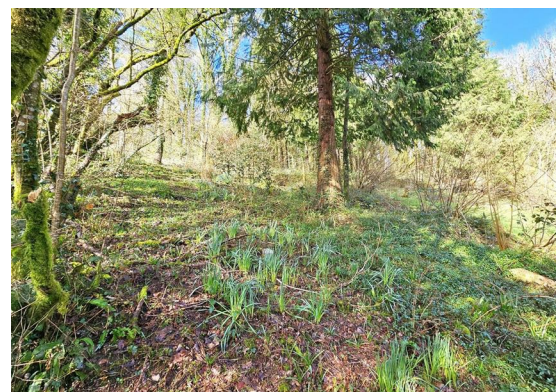
Downstairs there is a good sized kitchen diner with a working solid fuel Rayburn that provides warmth to the property as well as heating the water system. There is a range of wall and base units as well as a built-in electric oven and hob. This leads to a bright living room with feature wood burner and dual aspect windows, where views across neighbouring fields can be enjoyed. There is also a modern shower room on the ground floor with shower unit, WC and basin.

Upstairs there are four bedrooms, two good sized doubles, both with countryside views and plenty of space for bedroom furniture, and two single bedrooms. There is also a separate WC and basin.

Outside, there are multiple outbuildings, including a storage room which houses the boiler, a triple aspect building to the rear of the property which is currently utilised as a utility room, with fitted base units to match the kitchen as well as an inset sink. A car port to the rear of the property provides additional parking and across a shared access lane is the large double storey garage. This offers parking and storage on the ground floor and stairs lead to further workspace on the second floor as well as another separate work/storage room at the rear of the garage.

Behind the garage is the long, generous, tiered garden with a shed and greenhouse. The lower level garden is mainly laid to lawn and further up the garden rises into woodland, providing the perfect space for green fingered enthusiasts to cultivate and make their own.





Kitchen/Dining Room

20' x 10'3" narrowing to 6'03" (6.10m x 3.12m narrowing to 1.91m)

Living Room

14'07" x 13' (4.45m x 3.96m)

Shower Room

Bedroom 1

16'9" x 9'1" (5.11m x 2.77m)

Bedroom 2

12'01" x 9'09" (3.68m x 2.97m)

Bedroom 3

10'03" x 9'11" narrowing to 6'05" (3.12m x 3.02m narrowing to 1.96m)

Bedroom 4

12'02" x 6'08" (3.71m x 2.03m)

WC

Outside Boiler Room

10'01" x 5'3" (3.07m x 1.60m)

Utility Room

15'0" x 7'9" (4.57m x 2.36m)

Garage/Workshop 1

20' x 17' (6.10m x 5.18m)

Workshop 2

25'8" x 16'10" (7.82m x 5.13m)

Workshop 3

16'10" x 10'9" (5.13m x 3.28m)

Tenure

Freehold

Services

Mains electricity, drainage and metered water. Oil fired central heating and solid fuel Rayburn.

Council Tax Band

B

EPC

E/46

Situation

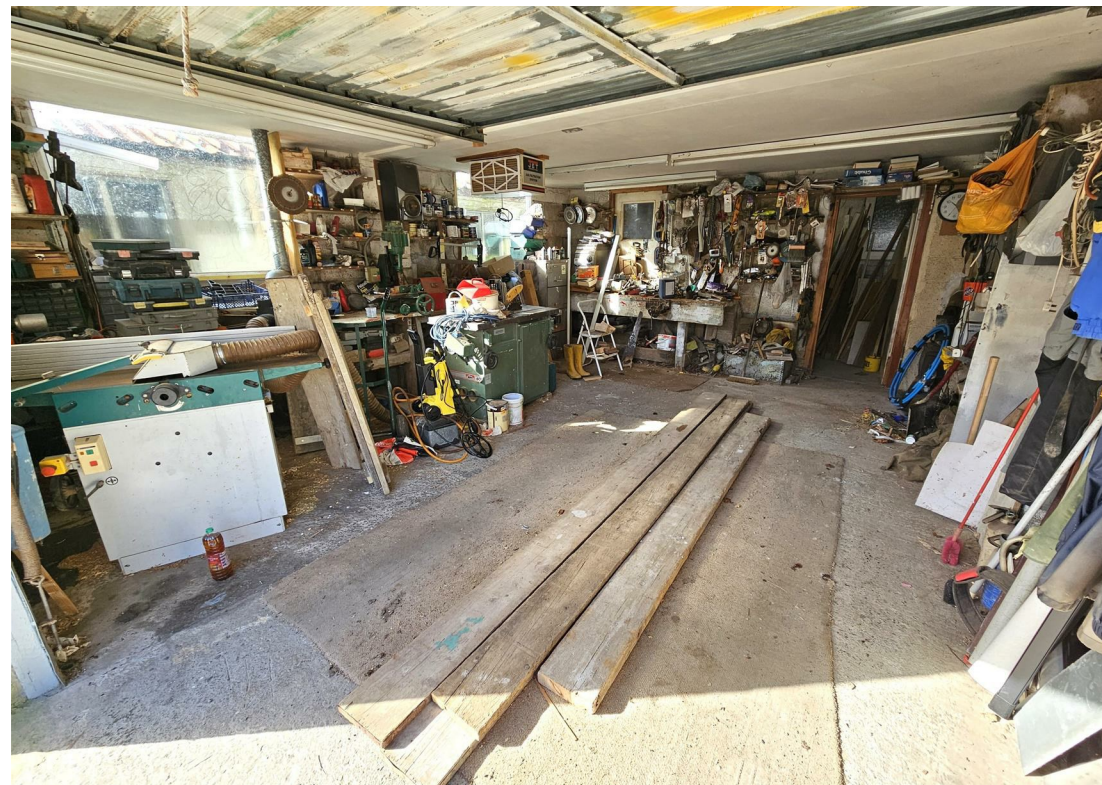
Mill Hill is a small hamlet just 2 miles outside of Tavistock. Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre 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.

Directions

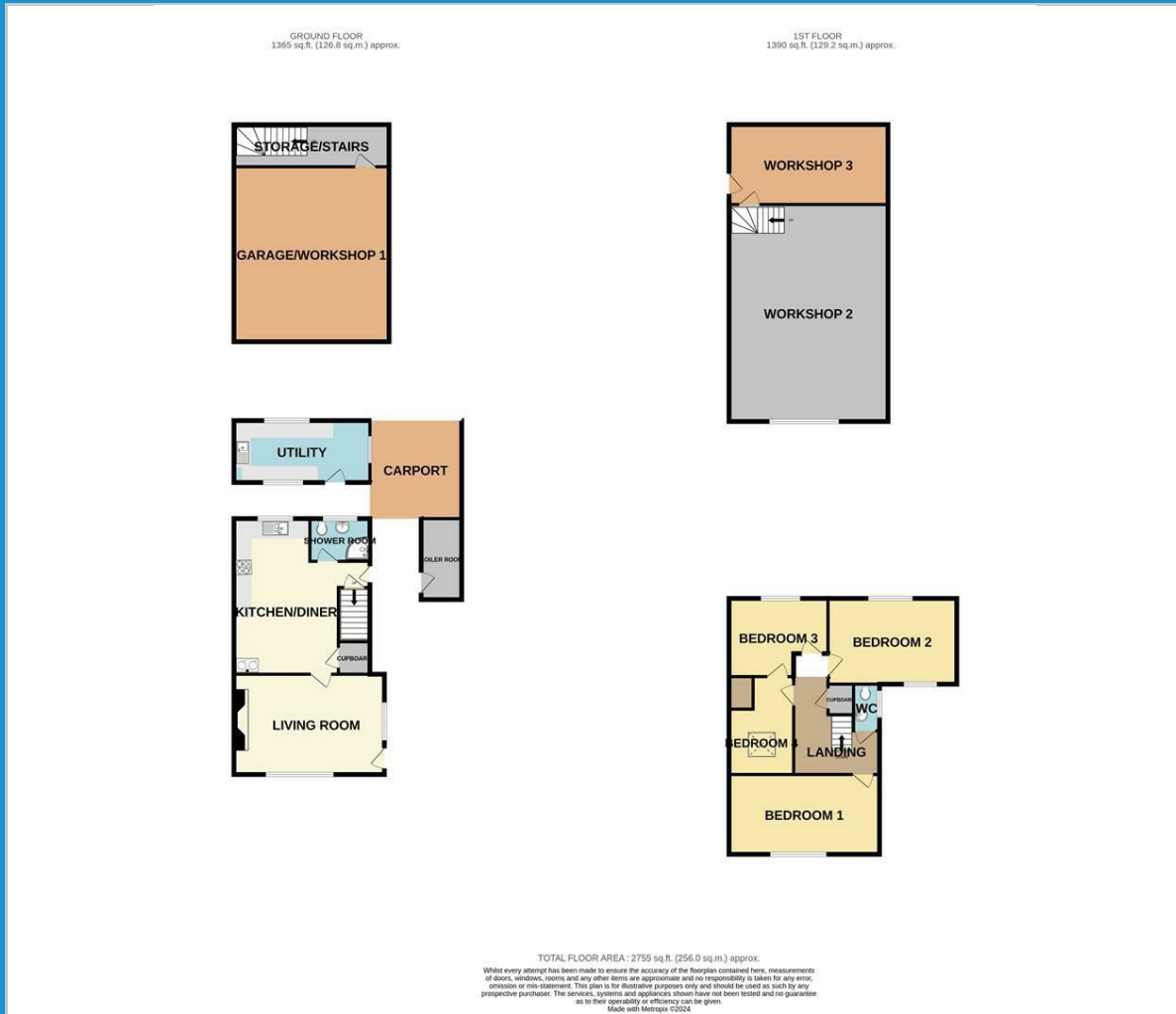
From Tavistock Town Centre proceed along Plymouth Road turning right at Drake's Statue Roundabout. Turn left at the mini roundabout onto Callington Road. After a short distance, turn right onto Crease Lane. Follow this road for just over a mile until you reach a crossroads, where you turn right to Mill Hill. The property can be found after a short distance on the left.

Agent's Note

There is a right of way across the front of the property for next door's access.



Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

