

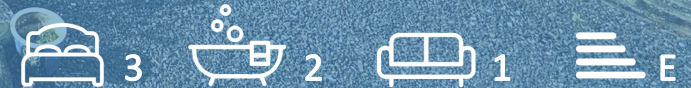


Town • Country • Coast



Court Barton Mews
Lamerton, Tavistock

Price Guide £335,000



Court Barton Mews

Lamerton, Tavistock

Situated in a quiet development of barn conversions, surrounding a well maintained communal courtyard is this stunning reverse level three bedroom home. Not coming to the market very often, this is a rare opportunity to purchase a well presented barn conversion, retaining many of its period features and having fantastic far reaching views over the village and surrounding countryside. This small barn complex is tucked away on the fringe of the popular village of Lamerton benefiting from with its own carport.

The accommodation comprises: ground floor, reception hallway, master bedroom with an en-suite shower room, two further bedrooms and family bathroom. The first floor is open plan boasting living room, dining area leading to fitted kitchen and separate utility.

The living/dining areas are spacious and bright, oozing charm, with wooden cladded vaulted ceilings and focal point electric wood burner. The kitchen boasts plenty of storage space with various wood cupboards and drawers. All three bedrooms are of good size with bedroom one benefitting from integrated wardrobes, ideal for utilising the space.

Outside, the property has its own courtyard bordered by shrubs and plants with plenty of space for pots or an outside table and chairs; ideal for al fresco dining overlooking the further communal courtyard area.





Entrance Hall

Bedroom One

13'5 (shortening to 10'00 x 11'3 (4.09m (shortening to 3.05m x 3.43m)

En-suite

Bedroom Two

10'4 x 9'9 (3.15m x 2.97m)

Bedroom Three

10'0 x 6'11 (3.05m x 2.11m)

Bathroom

8'4 x 6'0 (2.54m x 1.83m)

Living Room

17'11 x 17'4 (5.46m x 5.28m)

Dining Area

17' x 10'13 (5.18m x 3.05m)

Kitchen

11'8 x 9'4 (3.56m x 2.84m)

Utility Room

7'8 x 5'3 (2.34m x 1.60m)

Tenure

Freehold

Services

TBC

EPC

41/E

Situation

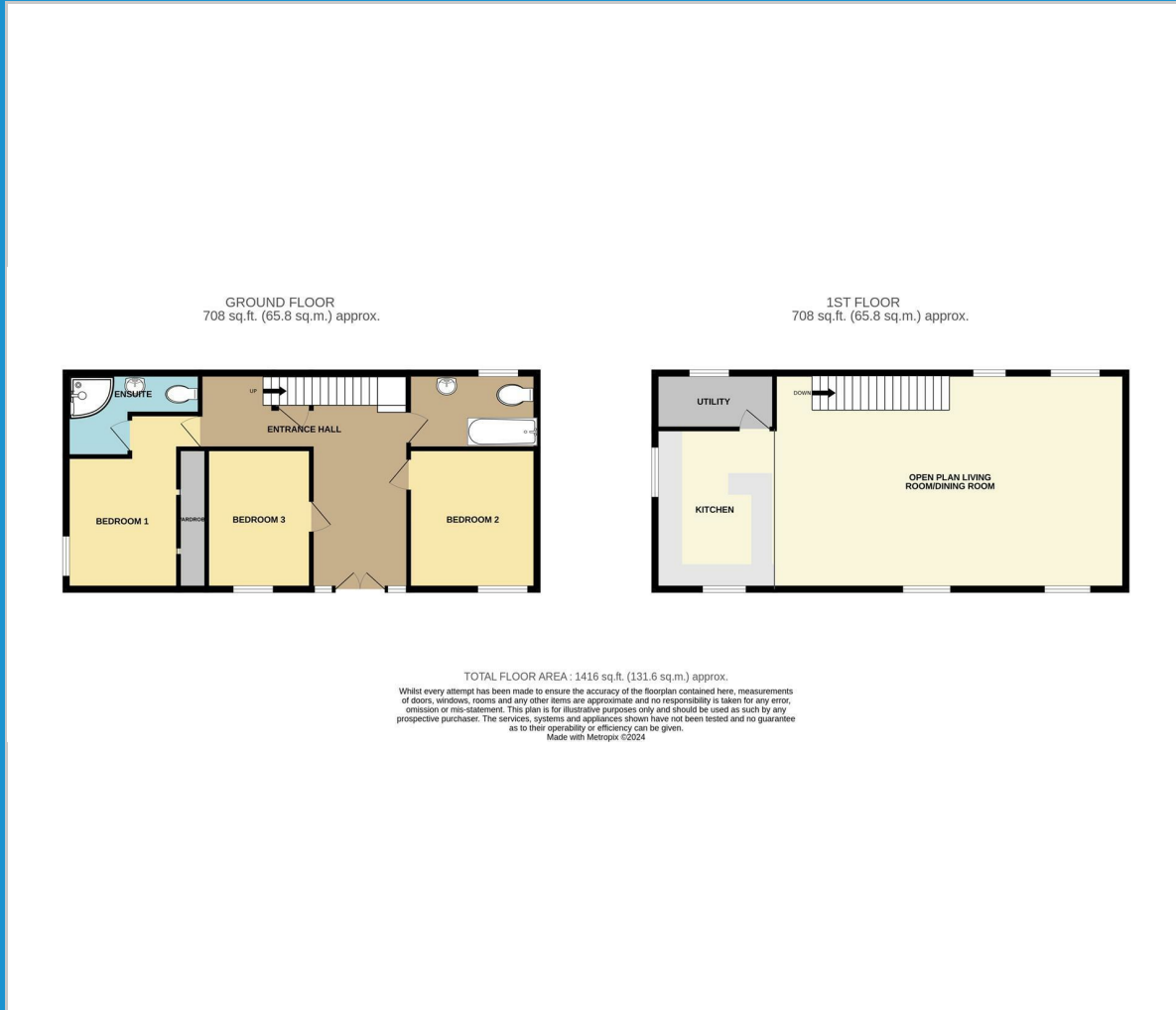
The pretty village of Lamerton is located to the North West of the thriving market town of Tavistock. The village itself has a real sense of community and boasts a very popular pub, The Blacksmiths Arms and a well respected primary school. The nearby town of Tavistock is an ancient stannary and market 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 is, including the Walkham, Tavy and Tamar.

Directions

From Tavistock take the B3362 towards Lamerton/Chipshop, passing Tavistock hospital on the left. Continue out of Tavistock and after approximately two miles you will reach the village of Lamerton. Pass Venn House residential home on the left and take the right hand fork. Proceed down this lane and follow the road around the back of the village, at the primary school turn right signposted for Chaddlehanger, take the next right where Court Barton Mews will be found shortly on the right hand side.



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.

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Area Map



Energy Efficiency Graph

