

Chollacott Lane | Tavistock





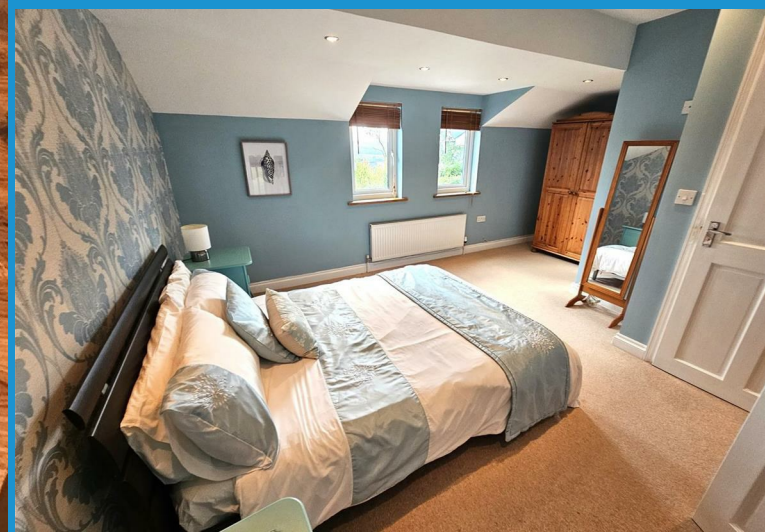
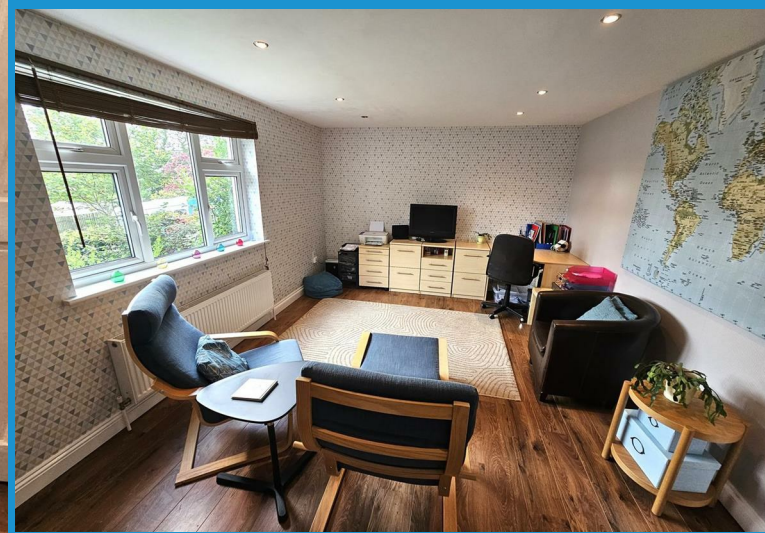
****VIDEO WALKTHROUGH AVAILABLE****

Nestled in a private and idyllic situation off Whitchurch Road, we are delighted to offer this spacious home to the market. Having undertaken extensive restoration work by the current owners including a two-storey extension, the property boasts a wealth of generous living accommodation and great flexibility with its configuration.

The ground floor offers entry into an entrance hall, allowing access internally to the double garage, first floor stairway, cloakroom and further living accommodation. A dual aspect kitchen/ dining room sits to offer ample storage and room for furniture while proving to serve well as the hub of the home and a fantastic space for dining and entertaining. A large living room sits to the rear as well as a further family room as part of the extension and conversion with potential to be a study or ground floor bedroom if required.

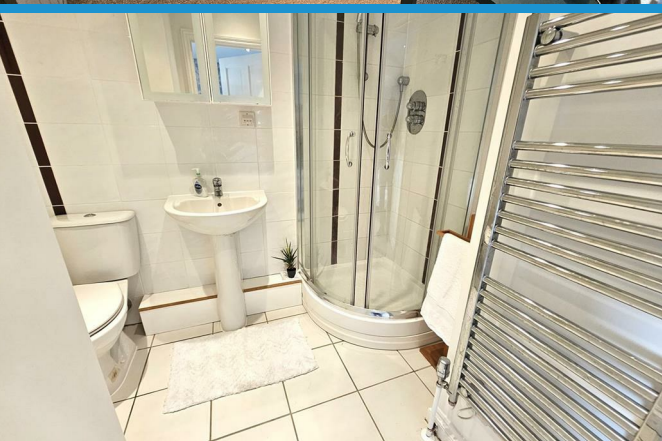
To the first floor sits each of the bedrooms, with them all being generous double bedrooms and three catching views to the rear across to neighboring countryside. Bedrooms one and two offer private en-suites while a family bathroom also sits to the first floor. Externally there is parking for multiple vehicles to the front and a large and enclosed rear garden and patio accessed from either side as well as the living room and kitchen/ diner.

Viewings are highly recommended to appreciate this stunning property.



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Entrance Hallway
15'85 x 4'91 (4.57m x 1.22m)

Living Room
18'9 x 12'9 (5.72m x 3.89m)

Kitchen/Dining Room
23'2 x 13'9 (7.06m x 4.19m)

Utility Room
9'32 x 6'11 (2.74m x 2.11m)

Downstairs WC

Study/Family Room
16'9 x 11'6 (5.11m x 3.51m)

Double Garage
17'4 x 17' (5.28m x 5.18m)

Landing
20'5 x 4'0 (6.22m x 1.22m)

Bedroom One
16'8 x 13'9 (5.08m x 4.19m)

Ensuite
9'9 x 8'5 (2.97m x 2.57m)

Bedroom Two
15'9 x 12'9 (4.80m x 3.89m)

Ensuite
7'5 x 5'8 (2.26m x 1.73m)

Bedroom Three
16'5 x 11'1 (5.00m x 3.38m)

Bedroom Four
16'5 x 10'2 (5.00m x 3.10m)

Family Bathroom
9'5 x 6'4 (2.87m x 1.93m)

EPC
TBC

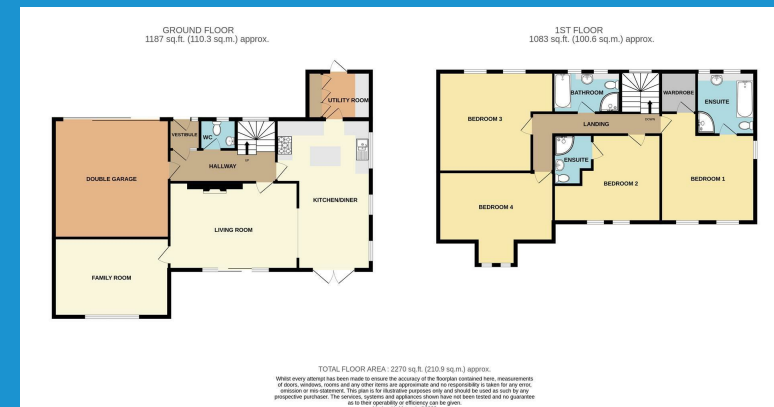
Tenure
Freehold

Council Tax Band
F

Services
Mains water, gas, electricity and drainage.

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.

Directions
Coming from Tavistock town centre, proceed across the roundabout taking you on to Whitchurch Road. Follow Whitchurch Road all the way along for about 5 minutes until you reach a left turning- Chollacott Lane. Proceed up here for a short distance where you will notice the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.