



Town • Country • Coast



Townlake, Tavistock

Guide Price £420,000



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AVAILABLE TWITH NO ONWARD CHAIN!! This is a rare opportunity to purchase a detached, three bedroom cottage tucked away in the pretty little hamlet of Townlake, near Horsebridge, with character features, double garage, parking and a garden - including a small paddock - with the entire plot measuring approximately 1/4 acre. The property benefits from brand new heaters throughout.

The cottage is coming to the market for the first time in decades, having been used as a family home for more than 30 years.

Downstairs there is a bright kitchen, with double aspect windows letting natural light pour in. There are a number of base level units as well as an oil fired Aga creating a real heart of the home and providing heat in the colder months. There is also access out to the garden. The living room benefits from a stone fireplace with feature stove as its focal point as well as windows to the front and patio doors at the rear leading out to the garden.

Upstairs there are two double bedrooms and a generous single, all with exposed beams only adding to the cottage's charm. The single bedroom has a walk-in cupboard, ideal for a wardrobe or study area.

There is also a shower room upstairs with enclosed shower, toilet and basin. On the landing there is cupboard space in the eaves.

Outside there is a carport with a storage cupboard built with thermalite blocks with electricity connected, ideal for a spare freezer or storage. There is a double garage, separated by an internal wall, which in one side houses a gardeners toilet and sink. All external walls are fully insulated.

The generous garden boasts mature shrubs and flower beds providing a wealth of colour that sweeps from the back and round to the side of the property and benefits from views of the surrounding countryside. To the rear of the garden, a gate leads to a small paddock, enclosed by stock fencing.





Entrance Hall

Living Room

16'4" x 16'4" (plus recess) (5 x 4.99 (plus recess))

Kitchen

12'9" x 8'7" (widening 14'6") (3.9 x 2.64 (widening 4.44))

First Floor Landing

Bedroom 1

17'8" x 7'8" widening to 12'7" (slight restricted) (5.41 x 2.34 widening to 3.86 (slight restricted he))

Bedroom 2

12'7" x 8'11" (slight restricted head height) (3.84 x 2.72 (slight restricted head height))

Bedroom 3

9'8" x 8'4" (slight restricted head height) (2.97 x 2.55 (slight restricted head height))

Bathroom

6'10" x 5'8" (2.1 x 1.73)

Double Garage

15'10" x 15'5" (4.83 x 4.71)

Tenure

Freehold

Services

Mains electricity, water and private drainage. Electric storage heaters, wood burning stove and Aga.

Council Tax Band

D

EPC

D/62

Situation

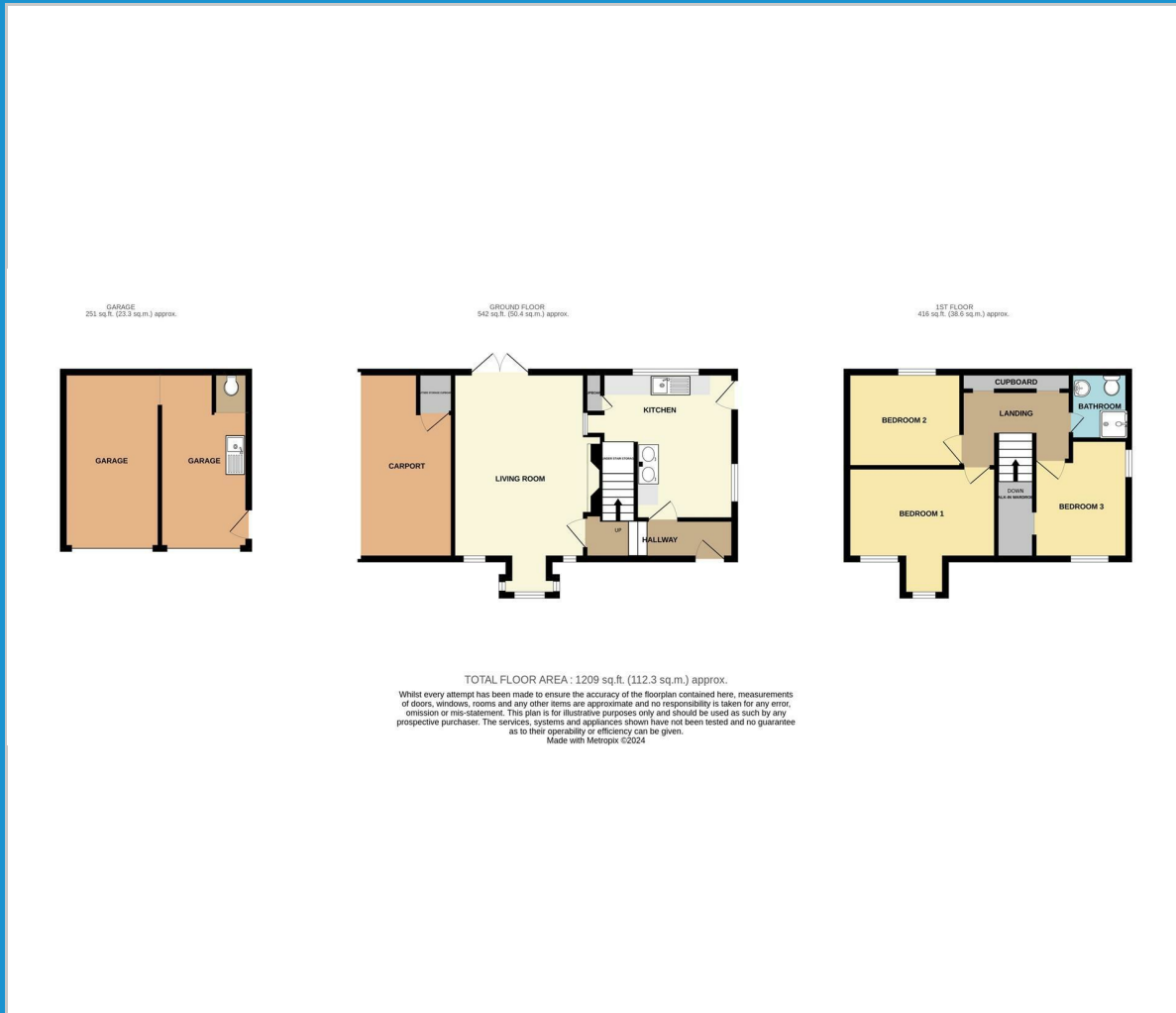
Townlake is a small hamlet just outside the village of Horsebridge. Horsebridge is a highly sought after village on the banks of the River Tamar. The village boasts a range of properties and a popular pub 'The Royal Inn'. The village is almost equidistant from the two market towns of Tavistock & Callington which boast a wealth of shops. There are an abundance of countryside footpaths to get out and explore the surrounding area.

Directions

Head out of Tavistock on Spring Hill/New Launceston Road towards Lamerton. Drive through the village and up the hill. Turn left just before the Lamerton Stores cross roads (signposted Chipshop/Gulworthy). Follow this road for just over a mile, then turn left (signposted for Lane End). Follow this road for just under a mile then turn left (signposted Chipshop). Take the second left towards Townlake and follow the road down the hill where the property can be found via our sale sign on the left 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 firms 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

