



Town • Country • Coast



Mill Hill Lane
Tavistock
£575,000



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Mill Hill Lane

Tavistock

Located just a stones throw from the Stannary Town of Tavistock is this well presented, three bedroom barn conversion. The property has mature hedges on three sides, giving privacy from neighbouring properties. The property offers spacious open-plan living accommodation and ample parking for up to four vehicles and a large garden.

You enter the property into the open-plan Kitchen/Dining/Living room. The room is of a generous size and benefits from being triple aspect, allowing plenty of natural light to flood in. The west facing window on the gable end of the property offers views towards Kit Hill. The living area benefits from a multi-fuel wood burner, perfect for those colder winter evenings. The modern kitchen incorporates plenty of worktop space as well as a variety of wall and base level units with under cupboard lighting and integrated oven and hob.

There are high vaulted ceilings, enhancing the open, airy feel within the main living space. On the first floor is the master bedroom which was once two rooms. If desired this could easily be reinstated. The master bedroom is a generous size with plenty of room for freestanding furniture. The family bathroom is next to the master bedroom and has been recently refurbished to a high standard benefitting from a walk in shower, WC and basin.

On the lower ground floor is two further bedrooms. Bedroom two is found to the right hand side and is a spacious double bedroom and provides an en-suite with shower, WC and basin. Across the hall is bedroom three which is currently used as an office, however this too would make for another great double bedroom. There is a front aspect window in both of the bedrooms offering views in to the sunken courtyard garden.

Benefitting from a large, level garden, which is mostly laid to lawn, with raised flower and vegetable beds. This would make for the perfect space for the keen gardener. There is an additional sheltered patio area. The Down House Farm Cottages share a tennis court.





Living/Dining/Kitchen
36'06 x 15'10 (11.13m x 4.83m)

Bedroom One
19'07 x 12'01 (5.97m x 3.68m)

Bedroom Two
19'0 x 9'9 (5.79m x 2.97m)

En-Suite Shower Room

Bedroom Three
19'3 x 9'6 (5.87m x 2.90m)

Family Bathroom

Tenure
Freehold

Services
Mains electricity, water (metered) and private drainage.
Air source heat pump.

Council Tax Band
E

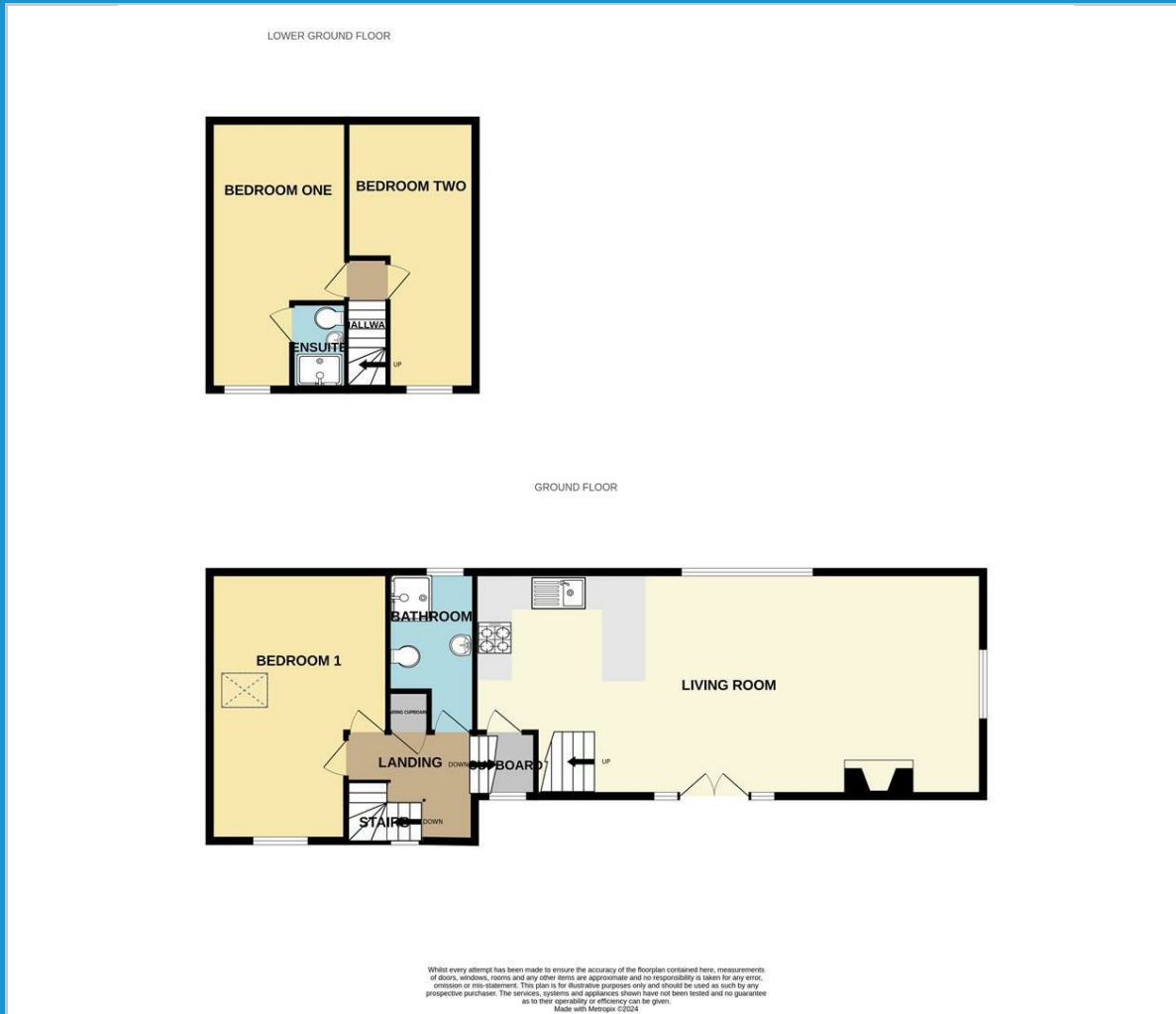
EPC
C/73

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
Travelling from Tavistock, follow West Street out of the town centre. As you get to the mini roundabout turn right, up the hill onto Spring Hill. Continue along Spring Hill onto New Launceston Road. As you travel along New Launceston Road follow the road around to the left and take the next left towards Mill Hill. After about 500meters take the next left signposted Down House Farm. The property can be found on your left hand side at the end of the lane.



Floor Plan



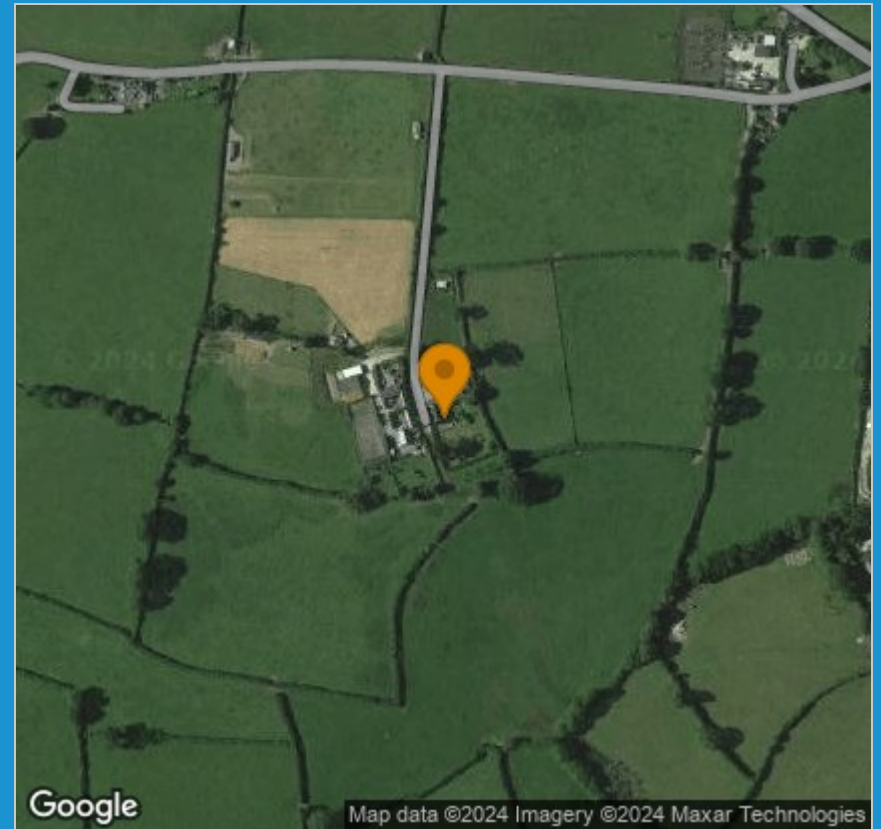
Viewing

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.

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Area Map



Energy Efficiency Graph

