





A fantastic opportunity to purchase this beautiful family home, with no near neighbours. Boasting a decent sized plot and the opportunity to separately purchase approximately 6 acres of pasture land, with stunning countryside views. This five bedroom home is private and secluded and enjoys superb views over the surrounding countryside, along the Lyd Valley towards the Tors of Dartmoor. The property is situated centrally within its own grounds of gardens and pasture land with ample parking and further detached garage.

The well presented property itself offers spacious living accommodation with three reception rooms, five bedrooms (two ensuite), family bathroom and rear lobby. With one bedroom currently used as a study, situated on the ground floor with its own ensuite facility and separate access offering further versatility.

The property is located in a tucked away position with its own private drive, meandering up to the property which is situated in an elevated position to take full advantage of the panoramic views on offer.



- Individual detached house
- 5 bedroom (2 ensuite)
- 2 formal reception rooms

- Beautiful wrap around gardens
- Ample off road parking
- Stunning views over fields towards Dartmoor

- No immediate neighbours
- Circa 5.94 acres of land, majority pasture
- Convenient for nearby market towns
- Scope to extend (STP)

Situation

The property is located in the rural parish of Coryton which is on the Western fringes of West Devon. Coryton is conveniently located offering good access to the nearby market towns of Tavistock, Launceston and Okehampton. 2 miles away is the nearby village of Chillaton beyond which is the popular market town of Tavistock which 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

The postcode for the property EX20 4PD. What Three Words 'starter.muscular.marinated' will take you to the property. From Tavistock exit the town using Butchers Park Hill. Follow this road for out of the town for a distance and turn left signposted Chillaton. Follow this road into Chillaton and proceed through the village. After 2 miles the property will be seen on your left hand side.



Entrance Porch

Hallway
14'5" x 6'0" (4.41m x 1.84m)

Dining Room
13'11" x 12'10" (4.25m x 3.92m)

Kitchen/Breakfast Room
18'9" x 11'4" (5.72m x 3.47m)

Rear Lobby
9'9" x 8'5" (2.99m x 2.57m)

Sitting Room
14'5" x 14'3" (4.41m x 4.36m)

Ground Floor Bedroom
14'11" x 9'8" (4.57m x 2.95m)

En-Suite
6'11" x 3'4" (2.13m x 1.02m)

First Floor Landing
20'11" max x 9'1" (6.40m max x 2.79m)

En-Suite
7'6" x 3'1" (2.31m x 0.96m)

Bedroom 1
15'4" into bay x 10'10" (4.69m into bay x 3.32m)

Bedroom 2
15'10" into bay x 13'6" (4.83m into bay x 4.13m)

Bedroom 3
14'9" x 11'9" (4.52m x 3.59m)

Bedroom 4
13'6" x 11'9" (4.13m x 3.59m)

Bathroom
8'7" x 8'5" (2.64m x 2.58m)

Services
Mains Electricity and Water.
Private Drainage.
Council Tax Band F.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Greenlanes | Coryton | Okehampton



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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.