



Town • Country • Coast



Rushford, Lamerton

Guide Price £380,000



Rushford, Lamerton

Located on the edge of the village, backing onto open farmland is this semi-detached Cottage with cosy woodburning stove in a generous lounge, kitchen/diner and three bedrooms, together with gardens, parking and useful timber store.

Having been well maintained by the current vendors, the cottage benefits oil fired central heating and double glazing.

You can enter this cosy cottage either from the front entrance porch, or alternatively via the porch/utility, or the patio doors from the kitchen. From the front porch is the generous lounge with woodburning stove leading to the inner hallway, which could provide space for a desk if required, also with large understairs cupboard. From here, a step leads up to the kitchen/diner. This room provides ample space for dining, or as the current vendors enjoy, as a place to sit and relax. The kitchen area is well fitted with a range of modern units, with wood effect worktops and incorporating a 1.5 bowl composite sink, together with space for dishwasher, fridge freezer and range cooker. An electric range cooker is available by separate negotiation. The glazed porch/utility houses the oil fired boiler and space for a washing machine and tumble dryer.

From the inner hallway, a dog leg stairs lead to the first floor landing with two good sized linen storage cupboards. Three bedrooms all enjoy superb rural views and the bathroom comprises a bath with electric shower over, WC and basin.

Outside, the drive is shared with one neighbour and both cottages enjoy a parking space each. Steps lead to the courtyard being a sheltered private spot for dining al fresco with a deep recessed bench seat. The gardens extend to the side and rear, being laid to lawn with further garden beyond the useful timber store. Backing onto open farmland and with many established shrubs and small trees, being a haven for many varieties of wild birds.





Entrance Porch

Lounge

13'3" x 11'9" (4.04m x 3.59m)

Inner Hall

10'11" x 6'3" (3.34m x 1.91m)

Kitchen/Diner

17'1" x 12'7" (5.23 x 3.86)

Porch/Utility

7'4" x 3'3" (2.25 x 1.00)

First Floor Landing

With Stair Lift



Bedroom 1

11'11" x 10'3" (3.64 x 3.14)

Bedroom 2

12'11" x 8'4" (3.95 x 2.56)

Bedroom 3

9'5" x 8'1" (2.88 x 2.48)

Bathroom

7'1" x 7'0" (2.17 x 2.15)

Tenure

Freehold

Services

Mains electricity, drainage and metered water. Oil fired central heating.

Council Tax Band

C

EPC

E/50

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

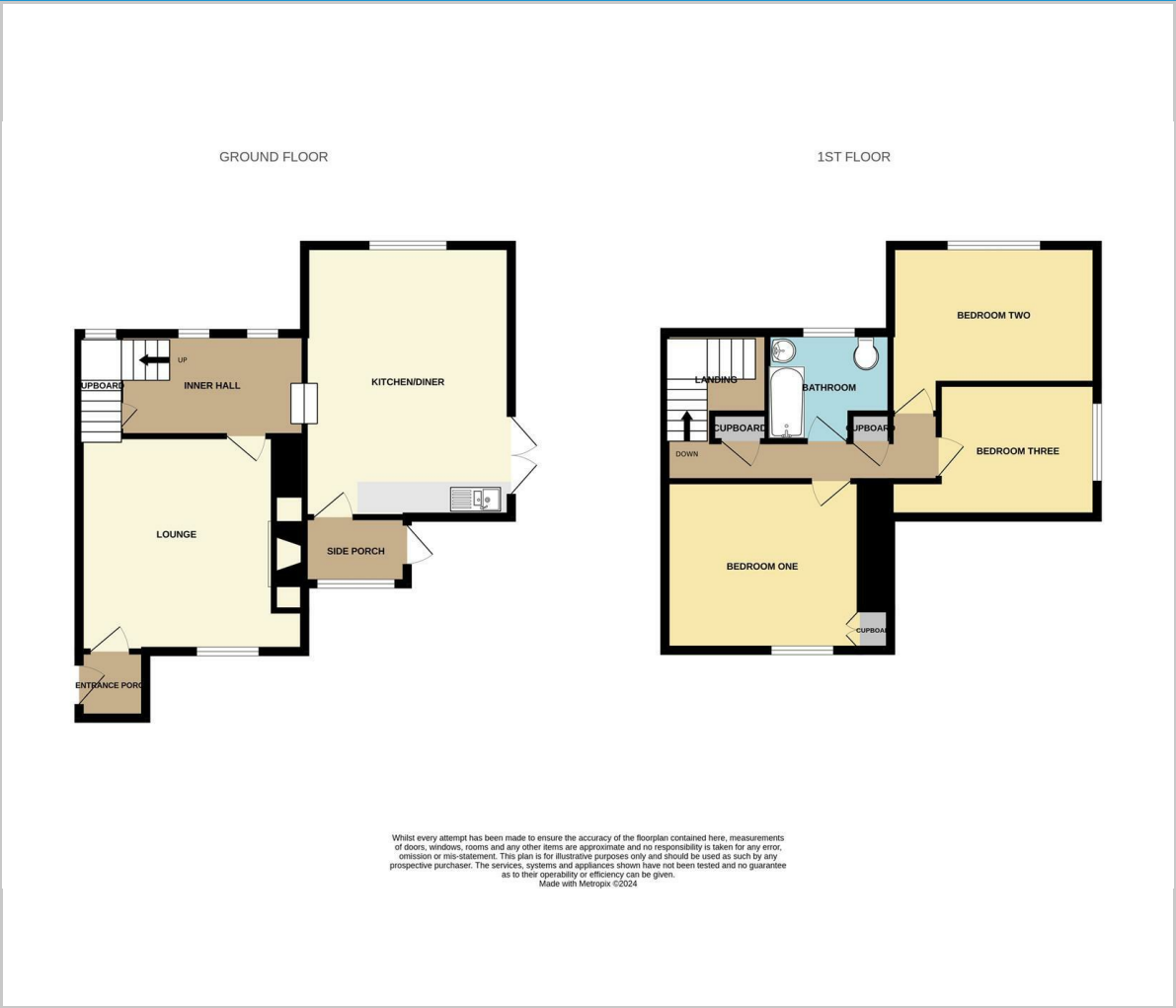
From Tavistock Town Centre take the Launceston Road up past Tavistock Hospital and follow the road all the way in to Lamerton. As you enter the village the property can be found on the right hand side, as marked by our for sale board.

Agent's Note

The owner of 1 Venn Cottages has right of parking a vehicle and access over shared driveway.



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

