



Town • Country • Coast



Horsebridge, Tavistock

Guide Price £725,000





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Approached over a private, sweeping driveway within its own grounds of approximately one acre is this light and spacious country home offering potential for dual family living, with 4/5 reception rooms, 3/4 bedrooms and 3 bath/shower rooms, situated within the sought-after hamlet of Horsebridge that sits on the River Tamar. This well proportioned home was built circa 1988 with a later architecturally designed extension which invites plenty of light. Enjoying superb views across the surrounding countryside and moorland beyond.

Briefly comprising; Entrance porch, hallway with galleried landing, cloakroom, kitchen with range of wall and base units, oil fired Aga, boiler and separate utility room as well as a ground floor shower room. Breakfast room and stunning living room with vaulted ceiling and woodburner, enjoying views over the grounds and countryside beyond. A further dining room, sitting room with Jotul woodburner and a triple aspect garden room enjoy similar views.

On the first floor, a spacious landing leads to the master suite, boasting an en suite shower room and a triple aspect room currently used as a study, which could be a bedroom. Two double bedrooms and a family bathroom. Spectacular views are enjoyed from the first floor. A fully boarded loft has potential for a loft conversion subject to any necessary planning consents.

Outside, the driveway leads to ample parking for several vehicles and a detached double garage with power and light, electric door and water tap. The formal gardens and grounds are a particular delight with lawns, ornamental and annular ponds, stream, an abundant mix of mature trees and shrubs together with a small section of woodland. There is an extensive patio ideal for entertaining and Al fresco dining, whilst watching and listening to this haven for wildlife. For those keen gardeners there are many outbuildings including a workshop with power, log store and tractor bay, garden shed and chicken house.



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Recessed Entrance Porch

Entrance Hall

Cloakroom

Utility Room

9'3" x 7'0" (2.82m x 2.13m)

Kitchen

16'4" x 10'3" (5.00m x 3.14m)

Breakfast Room

7'4" x 7'4" (2.25m x 2.25m)

Living Room

14'10" x 14'4" max. (4.54m x 4.37m max.)

Ground Floor Shower Room

9'8" x 5'2" (2.97m x 1.59m)

Dining Room

9'10" x 7'3" (3.02m x 2.23m)

Sitting Room 22'4" x 11'9" plus bay window (6.82m x 3.60m plus bay window)

Garden Room

11'11" x 8'1" (3.64m x 2.47m)

First Floor Landing

Master Bedroom 15'1" x 10'4" plus wardrobes (4.61m x 3.15m plus wardrobes)

En Suite Shower Room

8'3" x 6'8" max. (2.52m x 2.05m max.)

Study

11'10" x 7'6" (3.61m x 2.29m)

Bedroom 2

11'10" x 10'4" (3.61m x 3.16m)

Directions



Bedroom 3 11'5" x 11'3" plus wardrobes (3.50m x 3.43m plus wardrobes)

Bathroom 8'2" x 6'4" (2.49m x 1.94m)

Outside

Detached Double Garage 18'2" x 17'3" (5.54m x 5.26m)

Workshop 20'11" x 12'0" (6.4m x 3.66m)

Open fronted Tractor/Boat Store 18'0" x 14'11" (5.49m x 4.57m)

Tenure
Freehold

Services
Mains water, mains electricity. Private drainage. Oil fired central heating.

Council Tax Band
G

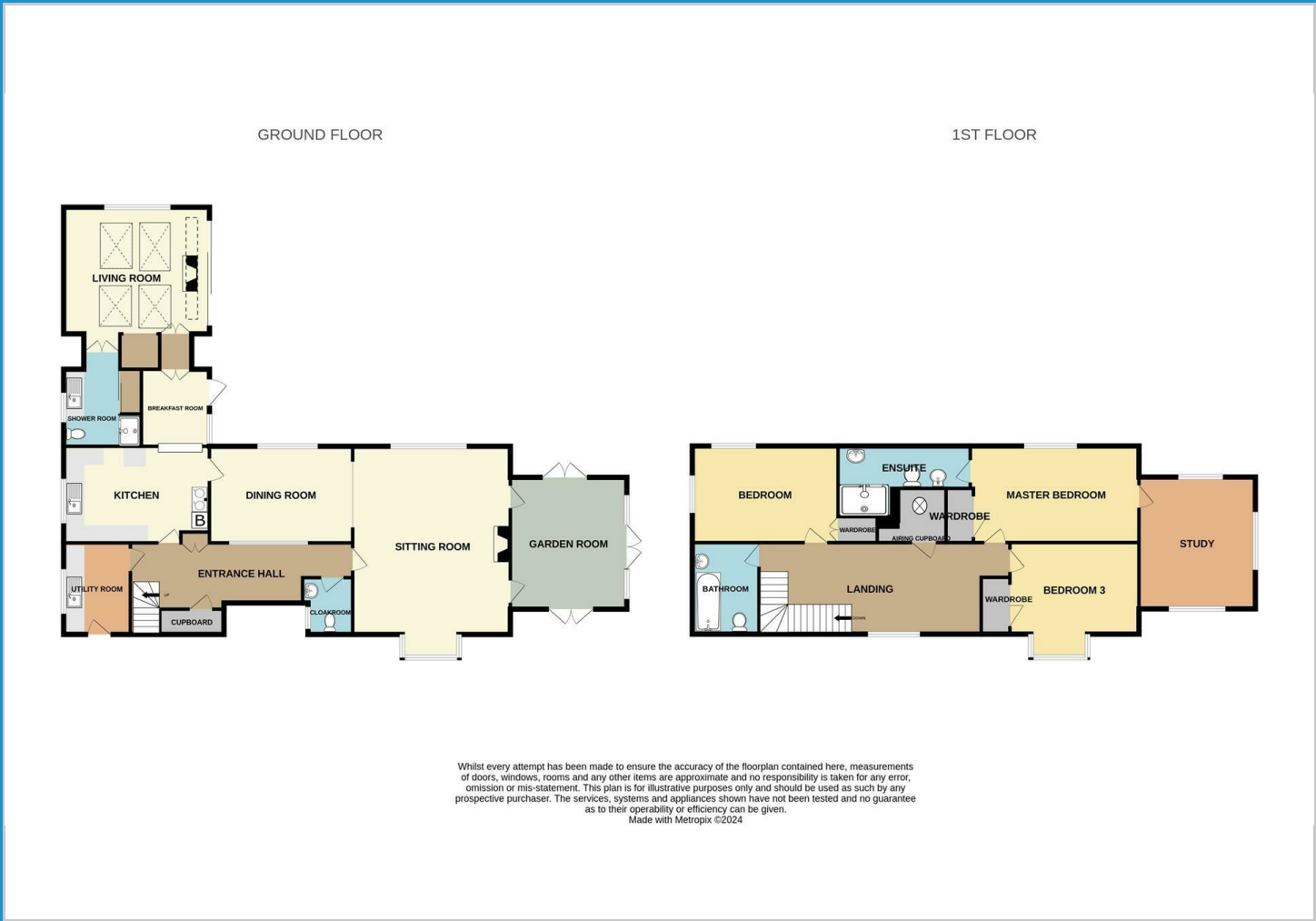
EPC
E/45

Directions
From Tavistock, follow the B3362 towards Lamerton and Milton Abbot, passing Lamerton Stores/Carrs Garage on the left hand side and after another 1 mile at Tuell Post turn left signposted Sydenham Damerel. Continue for 1.5 miles, through the village of Sydenham Damerel, then turn right at the 'T' Junction signed Horsebridge. Pass the Royal Inn public house on your left and then turn left, then immediately left into the drive of the property.

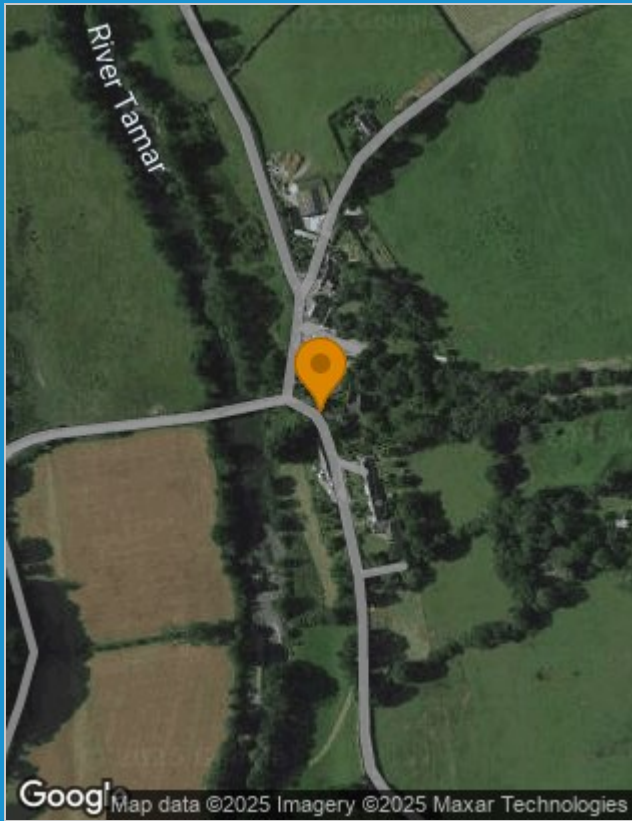




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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