



Town • Country • Coast



Whitchurch, Tavistock

Offers Over £750,000





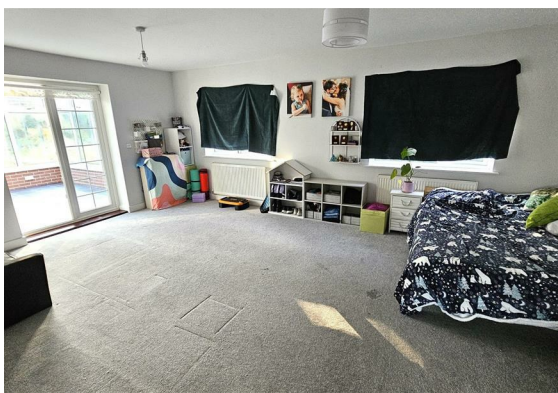
## Whitchurch, Tavistock

A fantastic opportunity to purchase this stunning four bedroom detached family home, situated in arguably one of the most sought after locations on the fringe of Whitchurch.

This detached family home is situated in a private position overlooking "Middlemoor" offering a fantastic vantage point of open countryside whilst providing direct access onto Whitchurch Down and Dartmoor. Yet the property is only a short distance from the popular "Whitchurch Inn", Post Office & Primary School, offering the best of both worlds to any potential purchaser. The property itself has been much improved by the current owners, offering generous open plan living accommodation, together with ample parking and well-proportioned private gardens. Accommodation comprises; front entrance porch leading into a welcoming galleried entrance hall with stairs to the first floor, door to a ground floor office, storage room (formerly the front of the garage), double doors into the open plan space. This striking room offers sitting, dining and kitchen space, certainly appealing to those with a large family. A modern kitchen is comprehensively fitted with range of wall and base units, large central worktop under quartz worktops with units below. The dining area boasts bi-fold doors to two sides overlooking the gardens. There is a further generous sized lounge (currently used as a bedroom), with a conservatory. Off the kitchen is a useful utility room housing mains gas boiler with downstairs cloakroom and a study also overlooking the gardens.

On the first floor, the master bedroom has full height windows enjoying rear stunning views with Juliet doors and an en suite shower room. There are two further double bedrooms and a single bedroom, together with a family bathroom.

The private entrance drive provides ample parking for several vehicles. Gardens wrap around the property being level and bordered by mature trees, shrubs, patio areas and enjoying stunning views.







#### Entrance Porch

10'2" x 3'1" (3.1m x 0.95m)

#### Galleried Entrance Hall

13'11" x 11'6" (4.25m x 3.51m)

#### Office

10'11" x 11'6" (3.35m x 3.51m)

With adjoining Store Room (formerly the garage)

#### Open Plan Living Area

31'9" x 26'5" (9.70m x 8.06m)

Incorporating Kitchen, Sitting Area, Dining Area

#### Study

12'9" x 8'10" (3.90m x 2.70m)

#### Utility Room

11'3" x 7'8" (3.45m x 2.35m)

#### Cloakroom

#### Lounge

19'10" x 14'0" (6.07m x 4.28m)

#### Conservatory

17'5" x 12'11" (5.32m x 3.95m)

#### First Floor Landing

#### Master Bedroom

25'0" x 11'1" (7.64m x 3.38m)

#### En Suite Shower Room

8'3" x 5'2" (2.52m x 1.59m)

#### Bedroom 2

12'7" x 9'6" (3.84m x 2.91m)

#### Bedroom 3

11'3" x 10'7" (3.43m x 3.23m)

#### Bedroom 4

8'0" x 5'9" max. (2.44m x 1.76m max.)

#### Family Bathroom

9'4" x 5'5" (2.86m x 1.67m)

#### Services

Mains water, electricity, drainage and gas.

#### Local Authority

West Devon Borough Council - Tax Band E.

#### EPC

C/76

#### Tenure

Freehold

#### Situation

Whitchurch is a popular village on the edge of Tavistock with its own, public house, shop, post office & primary school. Dartmoor is within easy reach as is the Market town of Tavistock. 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.

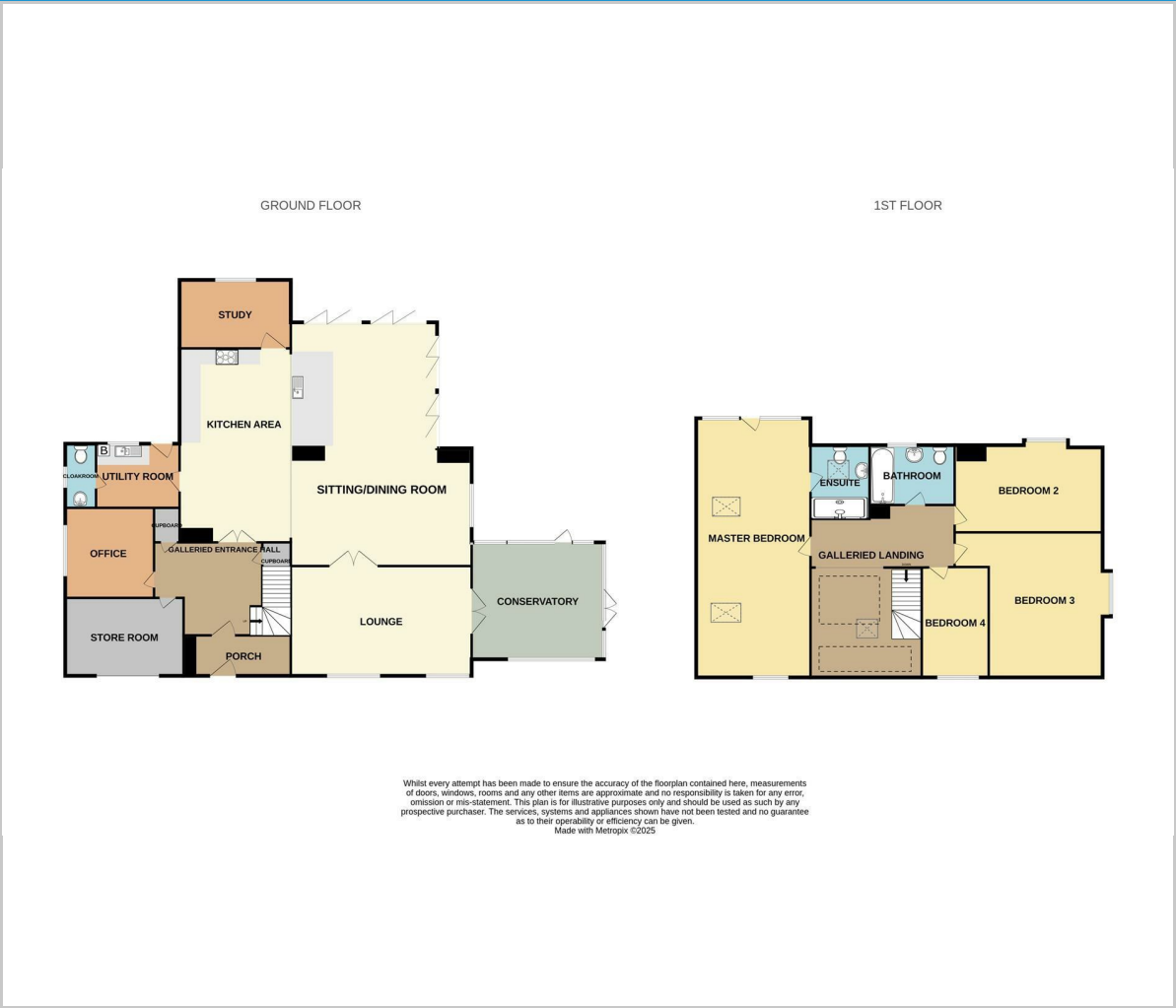
#### Directions

From Tavistock, at Bedford Square, proceed over Abbey Bridge and turn right at the roundabout onto Whitchurch Road. Follow this road for approximately 2 miles and immediately after Whitchurch Post Office, turn left into Church Hill. Proceed up this road passing the Whitchurch Inn on your left and the property will be found a short distance on the right hand side, opposite the church and with a For Sale board displayed.





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

