



Town • Country • Coast

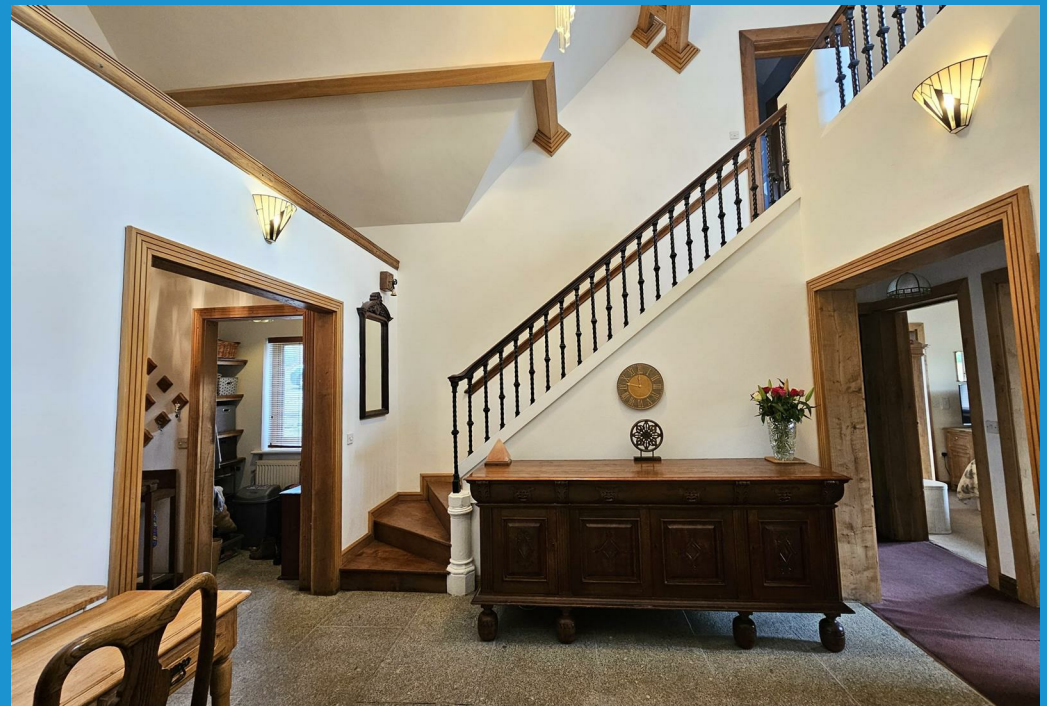


Chollacott Lane, Tavistock

Offers In Excess Of £750,000









# Chollacott Lane

## Tavistock

Individually designed to suit those seeking a versatile home, is this detached residence offering four large double, en suite bedrooms and three generous reception rooms. The main feature of this home is the magnificent galleried reception hall with mezzanine, blended with a superb display of Oak carpentry, including high doors and ceilings. Outside are exceptional level gardens with extensive patio areas, pergola, ideal for entertaining and detached workshop. Two driveways provide ample parking.

Built in 2003 by the current vendors the property offers flexibility with bedroom suites on both floors, each having its own bathroom. Bespoke high Oak doors and feature Oak beams enhance the character, particularly as you enter the entrance hall, also with downstairs cloakroom and boot room. The reception hall opens into a dining room with patio doors to a sun trap courtyard, sitting room with striking open fireplace and doors to the rear. The kitchen is fitted with a modern range of wall and base units, with breakfast bar and door to the garden. Useful utility room and two double bedrooms, both with en suite bathrooms and bespoke fitted wardrobes.

From the stunning gallery a study area creates the feeling of space and leads to two bedroom suites, both with a shower room and dressing room.

There are two driveways providing extensive parking for those with a caravan/motorhome and side entrance gate to the rear. Enclosed suntrap courtyard garden. There are many areas to sit, with a large patio leading onto landscaped level lawns with raised flower beds, pergola covered entertaining area and a timber detached workshop with power and light connected.



Reception Hall	10'9" x 9'2" (3.30m x 2.80m)
Cloakroom	
Boot Room	
Dining Room	12'0" x 11'3" (3.68m x 3.45m)
Lounge	26'0" x 12'8" (7.95m x 3.88m)
Kitchen/Breakfast Room	13'1" x 11'1" (4.00m x 3.40m )
Utility Room	9'7" x 9'5" (2.94m x 2.88m)
Bedroom 3	15'8" max x 13'9" max. (4.8m max x 4.20m max.)
En Suite Shower Room	6'10" x 6'2" (2.10m x 1.88m)
Bedroom 4	9'6" x 9'6" (2.90m x 2.90m)
En suite Bathroom	10'2" x 9'6" max. (3.10m x 2.90m max.)
Mezzanine Galleried Landing	
Landing/Study Area	10'0" x 13'3" plus eaves (3.05m x 4.05m plus eaves)
Master Suite Bedroom	16'5" x 12'8" max. (5.01m x 3.87m max.)
En Suite Shower Room	11'3" into shower x 5'6" max. (3.43m into shower x 1.69m max.)
Dressing Room	11'4" x 7'5" (3.46m x 2.27m)
Bedroom 2	15'1" x 9'7" plus eaves (4.60m x 2.93m plus eaves)
En Suite Shower Room	8'5" x 4'9" (2.59m x 1.45m)
Walk-In Wardrobe	5'9" x 4'3" max. (1.76m x 1.30m max.)
Outside	





#### Workshop

16'0" x 10'11" (4.89m x 3.35m)

#### Services

Mains water, electricity, drainage and gas.

#### EPC

C72

#### Tenure

Freehold

#### Local Authority

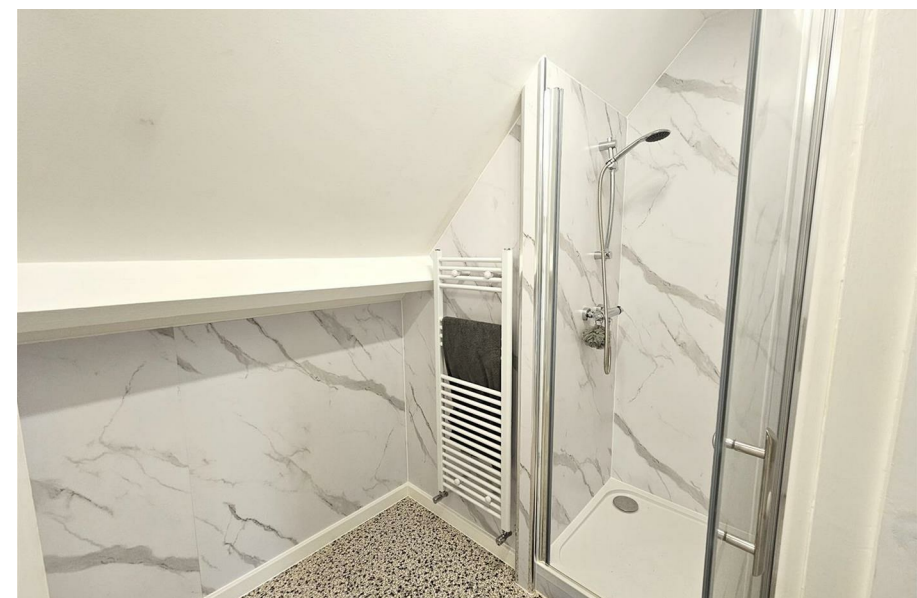
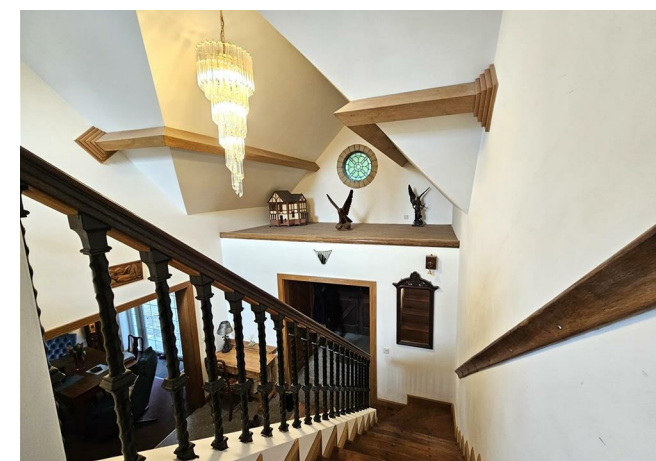
West Devon Borough Council - Tax Band D

#### 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 passing Chollacott Residential Home and at Chollacott Lane turn left whereupon the property will be found immediately on your right with our For Sale board displayed.



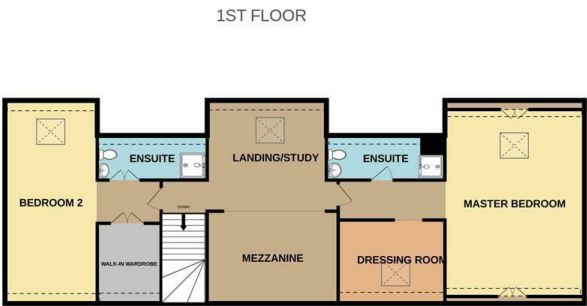




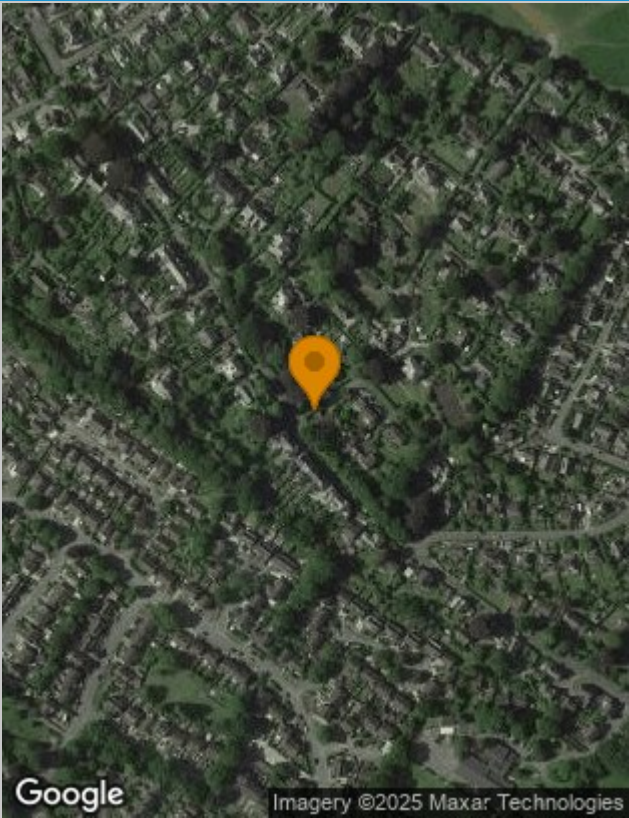


Floor Plans

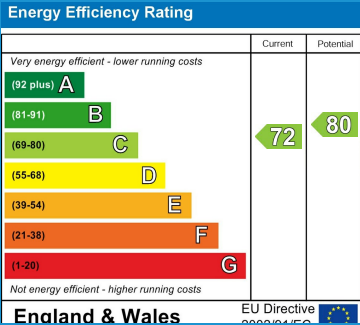
Location Map



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Performance Graph



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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