



Longcross, Tavistock

Guide Price £475,000



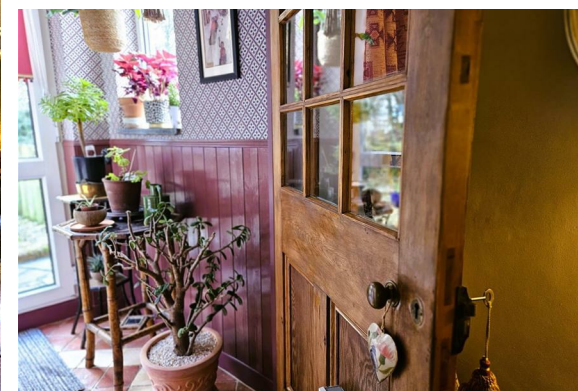
Longcross, Tavistock

If you are looking for the good life in an idyllic rural location, then this beautifully presented and well cared for semi-detached four bedroom cottage could be the one.

Stylishly decorated and offering spacious accommodation, being double glazed and oil fired centrally heated, comprising; Side entrance hall with door into utility room, further door into the kitchen and opening into the sitting room with superb inglenook fireplace, with original cloam oven and door, housing a woodburning stove. Off here is a front entrance porch. The kitchen/dining room has been re-fitted with Wren soft close units, deep pan and cutlery drawers under solid wood worktops incorporating a Belfast sink, ceramic drainer and large 5 ring induction hob. There are two eye level Neff ovens, one with hide and slide door, the other being dual oven and microwave being WIFI enabled and with warming drawer below.

On the first floor the current vendors have stylishly created a snug in Bedroom three, the master bedroom boasts built-in wardrobes and an elegant remodelled en suite shower room. A further large double bedroom has two built-in wardrobes and a further double aspect single bedroom, complemented by a family bathroom.

Outside the gardens are a particular delight with front cottage style garden, driveway parking for at least 2 cars and a larger than average garage, with electric roller door. A gate to the side leads to an extensive rear lawn, established shrubs, small trees, fruit cage, storage unit, further store housing the filtration unit for the bore hole water. There is a suntrap courtyard garden outside the kitchen, ideal for dining al fresco and entertaining.





Entrance Porch

Living Room

21'4 x 12'1 (6.50m x 3.68m)

Kitchen/Dining Room

22'7 x 12'9 (6.88m x 3.89m)

Rear Hallway

9'3 x 7'7 (2.82m x 2.31m)

Utility

11'9 x 6'4 (3.58m x 1.93m)

First floor landing

Bedroom 1

12'10 x 10'4 (3.91m x 3.15m)

Ensuite

9'7 x 6'1 (2.92m x 1.85m)

Bedroom 2

11'8 x 11'7 (3.56m x 3.53m)

Bedroom 3

9'9 x 9'6 (2.97m x 2.90m)

Widest

Bedroom 4

15'1 x 6'5 (4.60m x 1.96m)

Bathroom

7'8 x 6'10 (2.34m x 2.08m)

Garage

19'11 x 14,7 (6.07m x 4.27m, 2.13m)

Power and lighting and electric up and over door

Services

Mains electricity. Private bore hole water. Private drainage to septic tank. Oil fired central heating.

Local Authority

West Devon Borough Council - Tax Band C.

EPC

D55

Tenure

Freehold

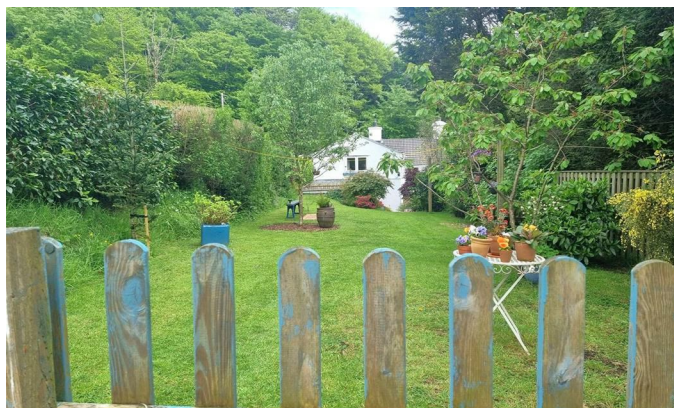
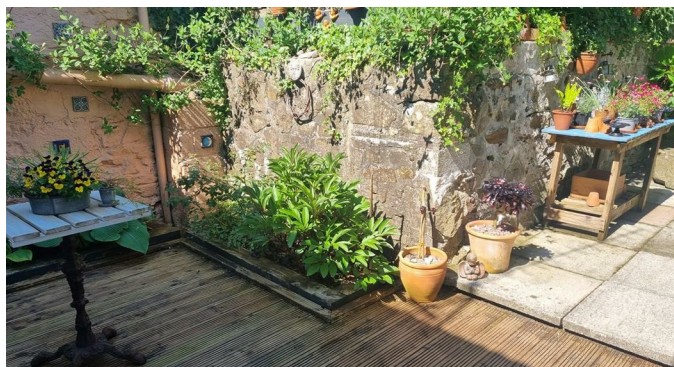
Situation

Longcross is a small hamlet location five miles to the north east of Tavistock and virtually equidistant between the popular West Devon villages of Milton Abbot, Lamerton and Chillaton. 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

What3words:///husky.gateway.doll

From Tavistock, proceed towards Chillaton for 4.5 miles and before reaching the iron railings crossroads take the unnamed road on the left and proceed down here for just over half a mile whereupon the property will be found on the right hand side.



Floor Plan



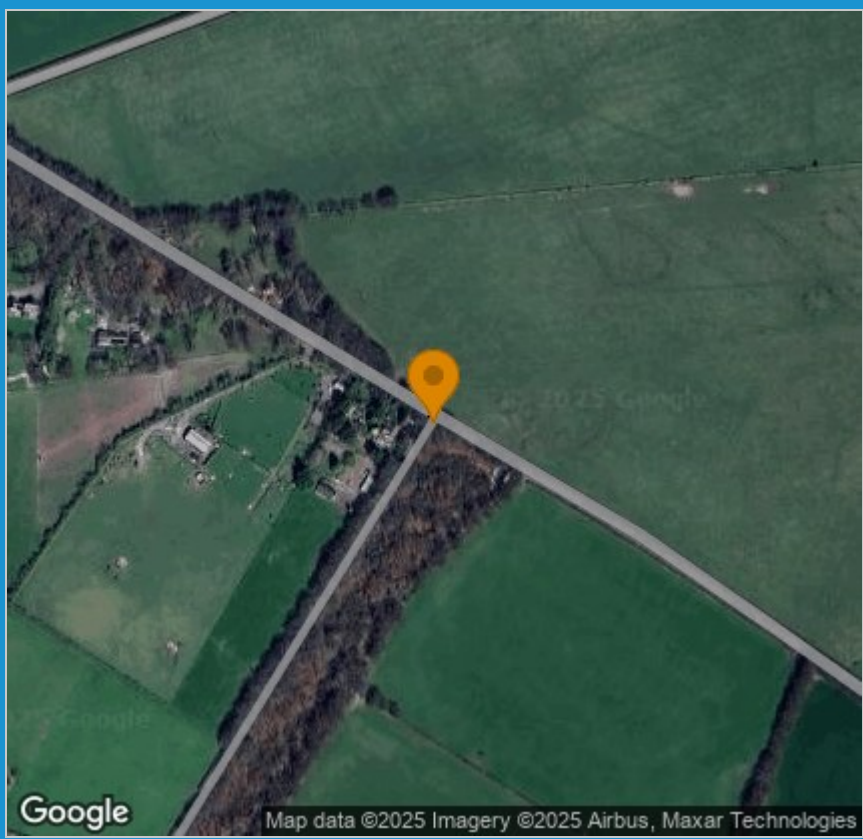
Viewing

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.

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Area Map



Energy Efficiency Graph

