



Town • Country • Coast



Highbank Close, Tavistock

Guide Price £850,000





Highbank Close

Tavistock

This unique detached residence has been the subject of a high specification refurbishment, with no expense spared, creating a contemporary living space. Offering excellent accommodation, two reception rooms, superb fitted 'Masterclass' kitchen by Unique Kitchens and Interiors of Tavistock, stunning sitting room enjoying panoramic views, four bedrooms, two with ensuite shower rooms, together with large sun terrace with glass balustrading, formal lawns and private gated driveway leading to a detached double garage and Summerhouse, with a shower room.

With the finest materials and craftsmanship, tastefully done by the vendor and local tradesmen to offer the most discerning buyer the opportunity to make this the perfect home. A welcoming entrance hall leads to a large sitting room with media entertainment wall, stunning views over the gardens, town, countryside and moors beyond. A tastefully decorated downstairs cloakroom. As you enter the kitchen/breakfast room and family dining room, both with bi-fold doors to outside, the quality is apparent. Underfloor heating to the kitchen and utility room. A comprehensive range of wall and base units under Corian worktops, incorporating integrated Neff appliances including twin ovens, water dispenser, fridge, freezer, dishwasher, washing machine and tumble dryer. Superb built-in modern bar. Undermount sink with brushed brass base and Quooker boiling water tap. Central island with luxury induction hob, pop up sockets and solid wood breakfast bar. There are four good sized bedrooms, two with luxury well appointed ensuite shower rooms with rainfall showers, together with a modern family bathroom.

Ample parking with a resin drive leads to the detached double garage with electric door. To the rear is a newly built Summerhouse with luxury shower room, ideal for those working from home, overflow accommodation or a hobby room. Formal lawned gardens and extensive sun terrace, with glass balustrading to enjoy the views.



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Entrance Hall	
Sitting Room	20'4" x 13'0" (6.20m x 3.98m)
Cloakroom	5'9" x 5'8" max. (1.77m x 1.75m max.)
Kitchen/Breakfast Room	27'4" x 18'10" max (8.35m x 5.76m max)
Utility Room	16'7"m x 7'7" (5.06mm x 2.32m)
Boiler Room	3'6" x 7'7" (1.07m x 2.32m)
Family/Dining Room	14'2" x 11'11" (4.33m x 3.64m)
First Floor Landing	
Master Bedroom	13'1" x 12'0" (4.01m x 3.68m)
Ensuite Shower Room	6'9" x 5'6" (2.08m x 1.69)
Bedroom 2	14'4" x 12'2" (4.39m x 3.71m)
Bedroom 3	10'7" x 9'3" (3.23m x 2.84m)
Bedroom 4	17'1" x 9'6" (5.22m x 2.90m)
Ensuite Shower Room	7'4" x 4'11" (2.26m x 1.51m)
Bathroom	7'8" x 7'4" (2.36m x 2.26m)
Outside	



Double Garage

With mezzanine storage.

20'7" x 19'7" (6.29m x 5.99m)

Studio

15'5" x 8'6" (4.72m x 2.60m)

Shower Room

8'6" x 3'9" (2.60m x 1.15m)

Services

Mains water, electricity, drainage and gas. Underfloor heating to Kitchen and Utility Room.

Local Authority

West Devon Borough Council - Tax Band E.

EPC

E46

Tenure

Freehold

Agents Note

The property owns the gated access driveway, which has a right of way for two other properties.

Situation

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

For Sat Nav: PL19 8EQ. What3words:///mirror.jungle.slows

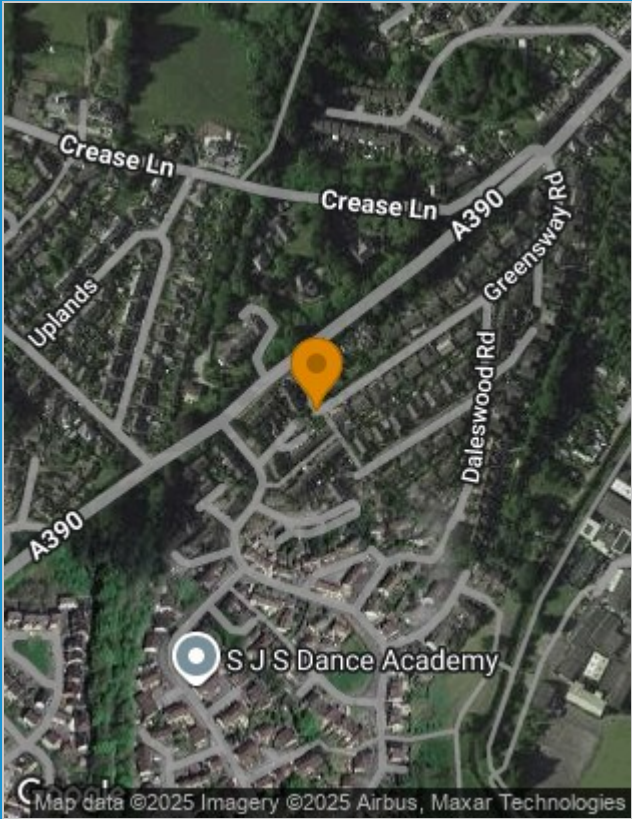




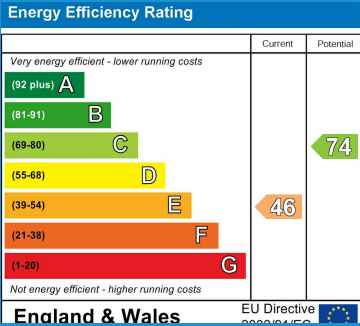
Floor Plans



Location Map



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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