



Town • Country • Coast



Mary Tavy, Tavistock

Guide Price £475,000



Mary Tavy, Tavistock

Bursting with character is this charming attached village cottage, offering immaculately presented three bedroom and two reception room accommodation, together with off road parking for two cars and extensive 'park like' gardens extending to approximately 0.5 of an acre.

Many features include window seats, timber window shutters and timber latch doors, exposed beams and stonework, slate and exposed timber floors, vintage style radiators, superb fireplaces including an inglenook, all giving an elegant cottage feel. As you enter the main front lobby into a dining room with woodburning stove and slate floor extending into the kitchen/breakfast room and porch/utility room. The kitchen boasts a bottled gas range cooker, attractive units incorporating a Belfast sink, large dresser unit and an oil fired floor mounted boiler supplying the central heating and hot water. The generous sitting room boasts an inglenook fireplace housing a pellet fired large stove. French doors lead out to a sun trap cottage garden. From the sitting room stairs lead up to the first floor landing which gives access to the master bedroom with built-in storage cupboards and two delightful windows to the side with window seats. There are two further bedrooms and a quirky bathroom with vintage style fittings, bath with electric shower over.

To the side of the cottage is an enclosed garden with patio area and mature shrubs, creating a relaxing quiet sun trap to dine al fresco or enjoy the wild birds. On the other side of the parish road an off road hardstanding for at least two cars, with a path and gate into the grounds. Extending to approximately 0.5 acre, this area has been affectionately referred to as 'park like'. There are many seating areas with pergola, attractive summerhouse, useful store shed, greenhouse and a compost area. A small zen garden has been created together with various 'secret garden' areas with box hedging. Boasting an abundance of shrubs, small trees and enjoying superb views.





Entrance Lobby

Dining Room

11'6" x 10'2" max (3.52m x 3.11m max)

Kitchen/Breakfast Room

12'0" x 8'0" (3.67m x 2.46m)

Porch/Utility Area

Sitting Room

17'3" x 16'0" max. (5.28m x 4.88m max.)

First Floor Landing

Bedroom 1

13'1" x 9'3" max. (4.01m x 2.84m max.)

Bedroom 2

11'0" x 8'5" max (3.36m x 2.57m max)

Bedroom 3

11'11" x 8'1" plus door recess (3.65m x 2.47m plus door recess)

Bathroom

8'11" x 5'6" max (2.72m x 1.69m max)

Services

Mains electricity, mains metered water and mains drainage. Bottled gas for cooking. Pellet fired Stove in Sitting Room. Oil fired central heating and hot water.

Tenure

Freehold

Local Authority

West Devon Borough Council. Council Tax Band C.

EPC

E48

Situation

The property is located on the edge of the moorland village of Mary Tavy which is approximately 4 miles from the market and ancient stannary town of Tavistock. Mary Tavy offers a good range of village amenities including 2 public houses, well patronised post office/general store, well regarded county primary school, community centre and direct access onto Dartmoor. The nearby market town of Tavistock offers a more comprehensive range of shopping, banking and secondary schooling facilities as well as numerous leisure facilities which include tennis and bowling clubs, indoor swimming pool and 18 hole golf course. The city of Plymouth lies approximately 20 miles distant, and offers a complete range of retail outlets as well as road, rail and air links alongside continental ferry services.

Directions

From Tavistock follow the A386 towards Okehampton and upon reaching Mary Tavy just before the pub, turn right and follow this road over the small bridge, then turn right signed to the church. Follow this road and 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

