



Town • Country • Coast



Mount Tavy Road, Tavistock

Guide Price £950,000



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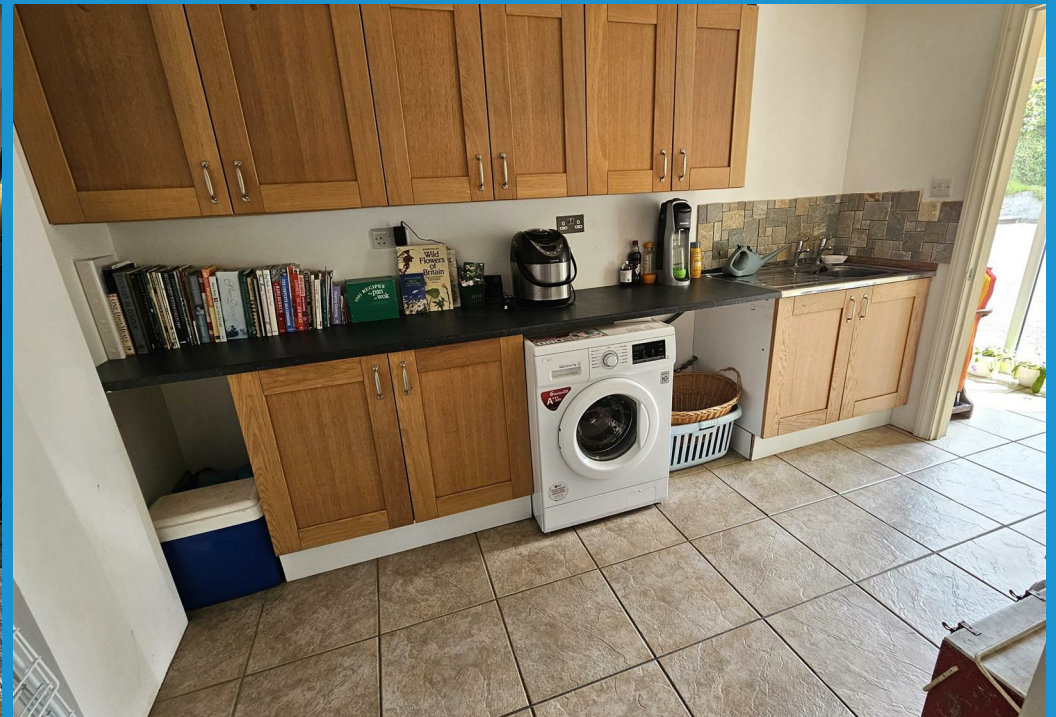
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Mount Tavy Road

Tavistock

A fantastic opportunity to purchase this stunning four/five bedroom detached family home, situated in arguably one of the most sought after locations on the fringe of Tavistock, enjoying superb views across the town, countryside and Dartmoor. Extensive accommodation, together with an east wing which could provide annexe accommodation. Approached over a cattle grid, large driveway, detached double garage, ample parking and set within its own delightful gardens. A rear wing comprising a games room with bar and Snooker table, garden room with patio doors, galleried music room and workshop below, create a perfect opportunity for someone with recreational pursuits, working from home or potential for an annexe. The property also benefits from Solar Panels.

The flexible and versatile layout of this home means an internal viewing is highly recommended. There are five reception rooms including sitting room, kitchen/diner with electric Aga, and bedroom 5/reception room, all with woodburning stoves for those chilly evenings. A superb master bedroom suite boasts a dressing room, cloakroom and striking en suite with walk-through open shower, the bedroom and shower room both enjoying stunning views.

Approached over a cattle grid and private drive, which provides ample parking and turning area. A detached double garage, with workshop over, appealing to motor enthusiasts or those looking for ample storage. The gardens wrap the property with feature ornamental pond and flower beds to the front, lawned areas with mature trees including a Monkey Puzzle Tree, patio to the front. Further rear gardens with extensive patio for dining al fresco and entertaining. To the rear of the games room is a further area of level lawn leading to two useful timber store sheds.



Entrance Hall	
Kitchen/Diner	27'7" x 13'7" (max) (8.41 x 4.15 (max))
Sitting Room	20'4" x 16'11" (6.21 x 5.16)
Study	9'11" x 9'10" (3.04 x 3.00)
Bedroom 5/Study	16'6" (into bay) x 12'11" (5.05 (into bay) x 3.96)
Bedroom 4	14'4" x 14'0" (4.37 x 4.27)
Bathroom	10'10" (max) x 6'5" (3.31 (max) x 1.98)
Rear Hall	
Utility Room	11'8" (max) x 11'11" (3.56 (max) x 3.64)
Boot Room	11'10" x 7'0" (3.63 x 2.14)
Store Room	12'1" x 12'6" (3.70 x 3.82)
Workshop	20'0" x 17'8" (6.11 x 5.41)
First Floor Landing	
Master Bedroom	17'9" x 14'3" (5.42 x 4.36)
Dressing Room	8'7" x 6'2" (2.64 x 1.88)
Cloakroom	8'7" x 6'2" (2.64 x 1.88)
En-suite	11'3" x 10'8" (3.43 x 3.26)
Bedroom 2	19'2" x 10'11" (5.86 x 3.34)



Bedroom 3	18'6" x 9'5" (5.65 x 2.88)
Shower Room	7'0" (max) x 6'6" (2.15 (max) x 1.99)
Music Room	20'9" x 10'5" (6.34 x 3.20)
Garden Room	17'2"x 10'6" (5.25x 3.21)
Games Room	20'4" x 18'7" (6.20 x 5.68)
Garage	22'7" x 22'1" (6.90 x 6.74)
Storage	23'9" x 19'0" (max) (7.24 x 5.80 (max))

Tenure
Freehold

Services
Mains electricity, private water supply, private drainage, oil fired central heating, 19 solar panels.

Council Tax Band
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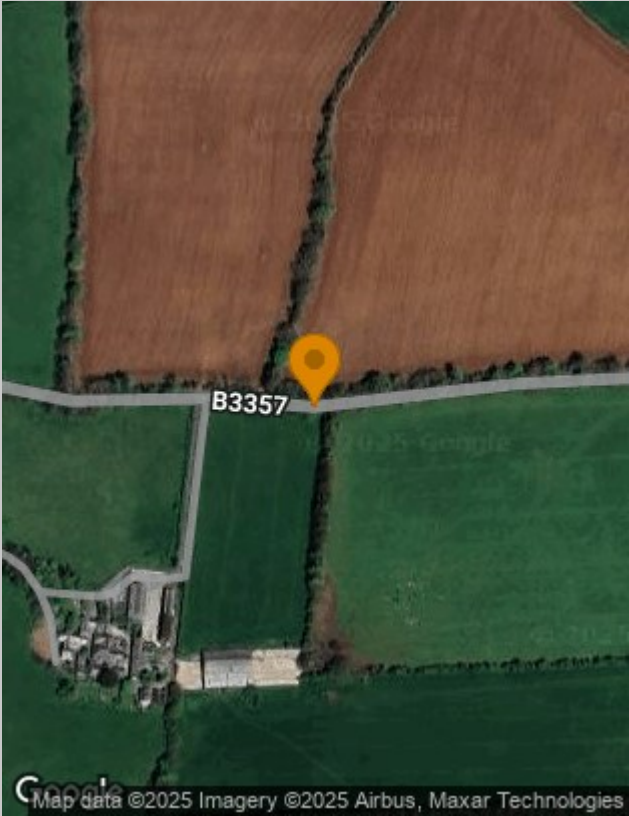
Situation
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both 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.



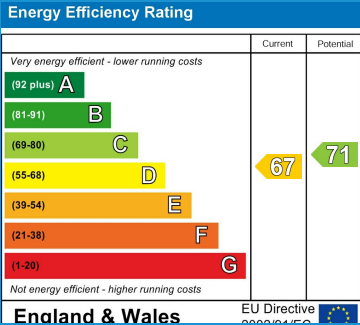
Floor Plans



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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