

Hillside The Village | Milton Abbot | Tavistock





DUAL OCCUPANCY OPPORTUNITY. Nestled in this charming village is this character cottage. The stunning countryside views that surround this property are simply breathtaking, offering a tranquil escape from the hustle and bustle of everyday life. As you step inside, you'll be greeted by spacious living accommodation that exudes charm and character. The main house and annexe both boast unique features that add to the overall appeal of this beautiful property. Whether you're looking for a multi-generational living space or a permanent residence with holiday let potential, this cottage has it all.

The sitting room is dual aspect and benefits from natural light streaming in. With character granite fire place as the focal point of the room. The large kitchen offers ample worktop space and undercounter storage. Coupled with the conservatory just steps away this is an exceptional space for entertaining. One of the highlights of this property is the generous two-tiered garden, providing a private oasis for you to relax and unwind. With plenty of seating areas scattered throughout the garden, you'll have endless opportunities to soak in the natural beauty that surrounds you. The patio is perfect for hosting al fresco dining and outdoor entertaining, allowing you to entertain guests while enjoying the fresh country air.

The annexe is a delightful addition to this property. Connected to the main house by a recently added bridge it offers a large double bedroom and a spacious sitting/dining room with panoramic views of Caradon Hill. The kitchen offers a range of eye and base level units as well as views of the garden. Below the annexe, you'll find a large garage and workshop, providing a space with potential for a hobbies room.

This fantastic property in the heart of Devons idyllic countryside really does offer the opportunity of a lifetime to enjoy and enhance.



- One Bedroom Annexe
- Stunning views

- Well stocked large rear gardens
- Dual Family or **Solo Let Potential**

- Annexe balcony with incredible views
- Large Garage/Workshop
- Short walk of Pub, Church & Primary School

3 Reception / 4 Bedrooms plus Annex

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Directions

Coming from Tavistock, take the Launceston road towards Milton Abbot. Proceed along this road for about 7 miles until you reach the village. Turn right just before the church traveling up the dead end road the property will be found directly in front of you. The postcode for the property is PL19 0PB.





Sitting Room
15'7" x 10'7" (4.76 x 3.25)

Dining Room
12'4" x 10'8" (3.76 x 3.27)

Kitchen
24'4" x 8'0" (7.43 x 2.44)

Utility
7'0" x 6'5" (2.14 x 1.97)

Conservatory
14'6" x 11'6" (4.44 x 3.51)

Shower Room
7'5" x 4'0" (2.28 x 1.24)

Bedroom 1
15'9" x 10'8" (4.82 x 3.27)

Bedroom 2
12'7" x 10'8" (3.85 x 3.26)

Bedroom 3
11'9" x 6'5" (3.59 x 1.97)

Bedroom 4/Study
9'1" x 7'9" (2.78 x 2.37)

Bathroom
7'6" (expanding to 10'8") x 4'3" (2.30 (expanding to 3.26) x 1.31)

Annexe

Annexe Sitting/Dining Room
17'9" x 9'2" (5.42 x 2.81)

Annexe Kitchen
11'11" x 8'3" (3.64 x 2.53)

Annexe Bedroom 1
14'11" x 6'10" (4.55 x 2.10)

Annexe Bathroom
6'8" x 6'6" (2.05 x 1.99)

Workshop
15'0" x 11'9" (4.58 x 3.59)

Garage
23'8" x 7'7" (expanding to 17'2") (7.22 x 2.32 (expanding to 5.24))



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.