



Brentor  
Tavistock  
PL19 0LU

Guide Price £350,000

- MOORLAND COTTAGE
- 3 BEDROOM END TERRACED COTTAGE
- SET IN THE HEART OF THE VILLAGE
- KITCHEN/DINER WITH AGA
- SITTING ROOM WITH INGLENOOK FIREPLACE
- WOOD BURNING STOVE
- TERRACE AND REAR GARDENS
- OFF ROAD PARKING
- OIL FIRED CENTRAL HEATING
- NOT LISTED



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1140.97 sq ft



## DESCRIPTION

This 19th Century cottage is bursting with character features and offered with no onward chain, appealing to a variety of buyers, being in need of some modernisation and updating. The cosy accommodation, is oil fired centrally heated and briefly comprises; Entrance porch via stable door, further door into the sitting room with a superb inglenook fireplace, original clome oven and iron door, housing a woodburning stove. Through to the kitchen/diner which boasts an oil fired Aga, bench seating to the dining area and a cottage style wooden fronted kitchen, with wooden worktops and belfast sink. From the kitchen a door leads into a rear hall and utility room. On the first floor are 3 bedrooms, 2 doubles with views over the moors and a bathroom. Outside, the property is approached over a quiet private lane serving only a small number of properties and leads to a brick paved parking area to the front. From the side of the cottage, steps lead up to a sun trap gravelled courtyard and lead to the rear gardens which enjoy views toward the moor.

## LOCATION

Brentor is famous for its tor with St Michael's Church at the top, being a distinctive landmark and silhouette on the Dartmoor skyline. Open moorland is accessible nearby, offering extensive walking and riding out. The attractive market town of Tavistock offers excellent shopping and recreational facilities, three supermarkets and many other local specialist shops, is located only 5 miles approximately. Exeter and Plymouth offer a larger range of shopping and business facilities. Dartmoor National Park is renowned for its countryside and for the many various sporting and recreational facilities available within the immediate vicinity or surrounding areas. Launceston is only 13 miles away, being the gateway to Cornwall, Okehampton, with its train station is also 13 miles linking to Exeter (37 miles away), also via the A30 and Plymouth approximately 20 miles away.

## THE ACCOMMODATION

(all measurements are approximate)

## FRONT ENTRANCE PORCH

Stable entrance door. Bench seats. Two windows, one with decorative stained glass. Half glazed timber entrance door into;

## SITTING ROOM

18'0" max x 13'1" max. (5.51m max x 3.99m max.)

2 windows to front with deep sills. Exposed beams. 2 radiators. Superb inglenook fireplace with clome oven and iron door, heavy beam over, stone hearth and housing wood burning stove. Open tread stairs rise to first floor. Timber latch door into;

## KITCHEN/DINING ROOM

17'0" x 11'9" max. (5.19m x 3.60m max.)

Window into hall, utility and window to front. Exposed beams. Tiled floor. Tiled recess housing oil fired Aga. Radiator. Corner dining bench. Wooden fronted kitchen with range of base units under wooden worktops. Space for fridge and dishwasher. Built in eye level double oven. Inset Belfast sink. Ornate wine rack. Shelving. 5 ring gas hob via lpg bottles. Tiled splashback to walls. Door into;

## REAR LOBBY

Square paned door to outside. 2 Velux windows. Leading to;

## UTILITY ROOM

15'1" x 5'2" (4.62m x 1.60m)

2 Velux windows. Base units with space and plumbing for washing machine. Worcester OIL FIRED BOILER. Shelving.

From the sitting room stairs rise to;

## FIRST FLOOR LANDING

Access to loft space. Window to rear. Doors to;

## BEDROOM 1

11'7" x 8'2" (3.55m x 2.50m)

Double aspect windows to front and side enjoying views of the moor. Radiator.



### **BEDROOM 2**

15'6" x 7'8" (4.73m x 2.35m)

Two windows to front with deep sills enjoying views of the moor and countryside. Recessed double wardrobe with cupboards above.

### **BEDROOM 3**

10'6" x 5'9" (3.22m x 1.77m)

Window to rear. Radiator.

### **BATHROOM**

8'7" x 5'9" (2.64m x 1.76m)

Window to rear and Velux window. Bath with mains fed shower over. Pedestal wash hand basin and low level WC. Chrome heated towel rail. Tiling to water sensitive areas.

### **OUTSIDE**

To the front of the property is a brick paved parking area for one car. A path leads to the side entrance and concrete steps lead up to a gravelled private sun trap terrace ideal for dining al fresco. This then leads up to a generous lawn with storage box and oil storage tank. Enjoying views of the moor.

### **SERVICES**

Mains water, electricity and drainage. LPG gas bottles for hob.

### **LOCAL AUTHORITY**

West Devon Borough Council. Council Tax Band C.

### **AGENTS NOTE**

The neighbouring cottage to the rear adjoins the garden. We understand the cottage is subject to a flying freehold where part of Bedroom 3 is above the adjoining cottage.





## Directions To Property

SAT NAV: PL19 0LU

What3words:///regret.rods.decreased  
Upon reaching the village from the Launceston direction, drop down into the village and park by the wall of the converted chapel on the highway. The cottage is situated down a narrow lane on the right hand side in the village, before you reach Darke Lane.



Ground Floor



First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Valuation Request



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