



TAVISTOCK

O.I.R.O. £700,000

Wonderful Idyllic Rural Farmhouse

 5 Bedrooms

 2 Bathrooms

 3 Reception Rooms

 EPC Rating: E (43)


MILLER
TOWN & COUNTRY



- » Idyllic Rural Setting
- » Spacious Period Farmhouse
- » Five Bedrooms
- » Two Bathrooms
- » Large Gardens

The Property

Situated off an unmade farm track with wonderful views and beautiful gardens this spacious and well-appointed five bedroom period farmhouse has been sympathetically refurbished over recent years retaining much of the original charm and character. The extensive gardens surround the house providing peace and quiet, with a further garden just across the lane which the current owners have used as a productive fruit and vegetable garden. Situated just outside the village of Brentor in a small rural hamlet and well away from roads and surrounded by open farmland, this really is a wonderful lifestyle opportunity in a delightful setting. There is easy access to open Moorland and countryside for walking and country pursuits and the pretty market town of Tavistock is less than a 10 minute drive away offering schooling and a wide range of amenities including leisure, retail and several supermarkets



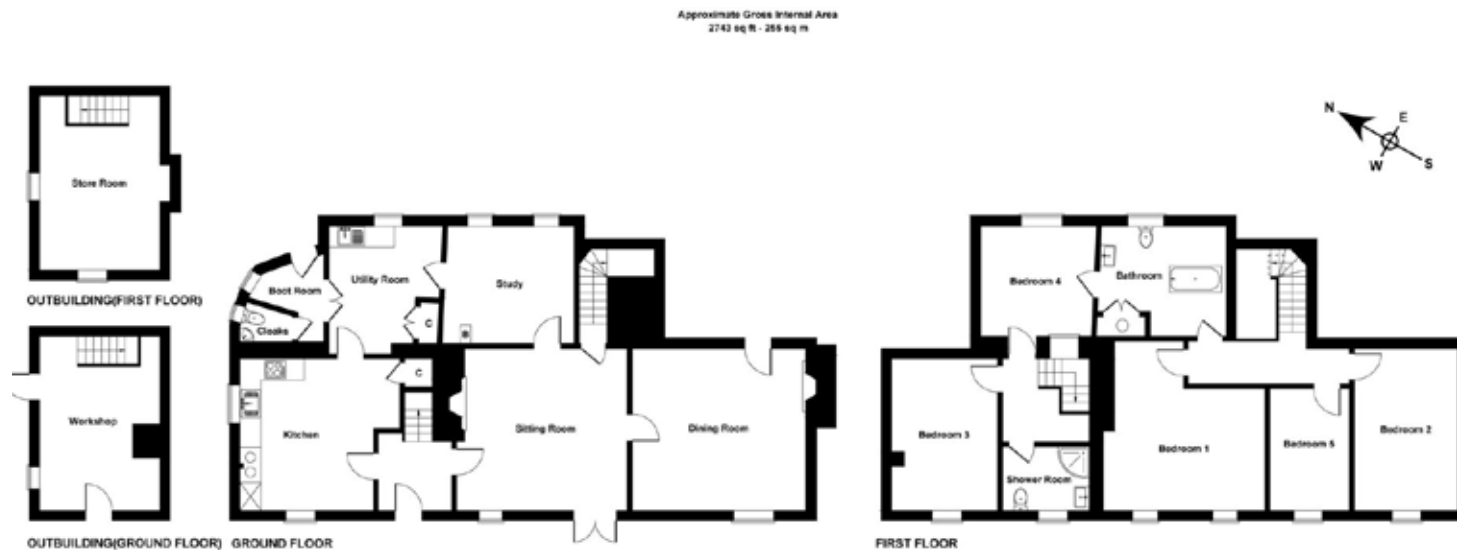
Location

The other towns of Launceston and Okehampton are also a short drive away, with good access to the A30 corridor and the latter having a rail link to Exeter. The Cities of Plymouth and Exeter are both accessible approximately 40 minutes' drive. The North and South Coasts are both within a 45-minute drive offering beautiful sandy beaches and stunning coastal walks.

Accommodation

Believed to have been a Devon Long House, the layout of the cottage flows well. The farmhouse kitchen/ breakfast room with an Aga, overlooking the front garden, is adjacent to the large utility room through to the boot room, and WC, with separate access to the courtyard, perfect for bringing in muddy boots, or towelling down the dog. There is a spacious living room connecting to an equally spacious dining room both offering exposed beams and inglenook fire places, screened by wooden panels which could be removed for a completely open plan space. There is a study at the rear with slate flooring and two staircases offering the potential of two family occupation if required. On the first floor are five bedrooms, incorporating four doubles, a large single along with two bathrooms.





Not to Scale. Produced by The Plan Portal 2024
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Accommodation

Ground Floor

Hall 6'4" x 6'1"

Kitchen 13'2" x 14'0"

Utility 10'4" x 11'7" (Max, Irregular Shape)

Boot Room 7'3" x 8'3" (Max, Irregular Shape)

Cloakroom/WC 3'8" x 4'11" (Irregular shape)

Sitting Room 15'11" x 16'1"

Stairs to Landing

Dining Room 16'4" x 15'0"

Study 8'9" x 11'1"

First Floor

Second Landing

Stairs Down to Hall

Bedroom 1 14'1" x 15'4" (Max)

Bedroom 2 10'0" x 15'5"

Bedroom 5 7'8" x 11'4"

Jack and Jill Bathroom 12'2" x 9'3"

Bedroom 3 10'6" x 14'0"

Bedroom 4 10'4" x 10'8"

Shower Room 7'11" x 6'3"

The Barn

Ground Floor Room 16'5" x 11'4"

First Floor Room 16'4" x 12'1"

Services: Mains electric and water. Private drainage. Oil central heating. Telephone and mobile wifi connected.

Council Tax Band: F

Tenure: Freehold





Outside

To the front of the property is a generous and beautifully established garden with lawn, planted beds and borders and paved patio area which enjoys a Westerly aspect taking advantage of the afternoon and evening sun. There is a private drive providing parking for three cars and two useful stone former piggeries, currently used for log and garden stores. To the rear is a large cobbled courtyard styled garden with greenhouse and a semi detached two storey barn which has been restored and is currently utilised for storage, but could be utilised for a number of different uses (subject to planning if required). The garden across the lane has a large vegetable plot, and fruit bed, along with a large pond and a view over the farmers fields.





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VIEWING:

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