



WESTCOTT HOUSE
OFFERS OVER **£675,000**

Wonderful Idyllic Rural Farmhouse
Tavistock

MILLER TOWN & COUNTRY
exp UK



WH

Westcott House

- » 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



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.





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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.

Location

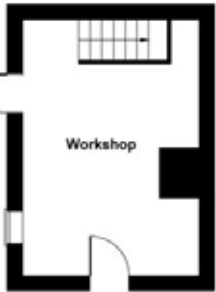
The other towns of Launceston and Okehampton are also a short drive away, with good access to the A30 corridor and the latter having a rail link to Exeter. The Cities of Plymouth and Exeter are both accessible approximately 40 minutes' drive. The North and South Coasts are both within a 45-minute drive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



Approximate Gross Internal Area
2743 sq ft - 255 sq m



OUTBUILDING(FIRST FLOOR)



OUTBUILDING(GROUND FLOOR)



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Agent's Notes

Shared maintenance costs apply for the access lane to the property

KEY INFORMATION

 5 Bedrooms	 EPC Rating: E (43)
 2 Bathrooms	 Council Tax Band: F
 3 Reception Rooms	 Tenure: Freehold
 Parking	 Broadband: ADSL *
 Not Listed	 Indoor - Limited * Outdoor: Likely
 Heating: Oil	 Not suitable for wheelchair users
 Utilities: Mains electric and water. Private drainage.	
 Restrictions: None known	*Per Ofcom
 Easements, Wayleaves: None known	
 Public Rights of Way: None	
 Flooding: None known	
 Notable Construction Materials: None known	
 Building Safety Concerns: None known	
 Mining Area: No	
 Planning Permission / Proposed Developments: None known	

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VIEWING:

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