



4 LONG ORCHARD
OFFERS OVER **£490,000**

Spacious 4 Bedroom Detached House with Outstanding Views
BERE ALSTON

MILLER TOWN & COUNTRY
exp UK



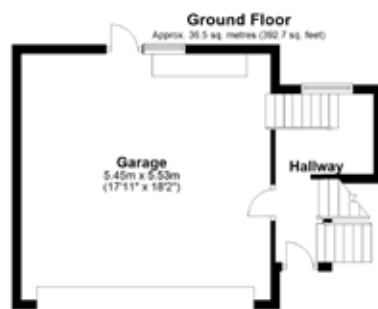
- » Individually Designed Detached House
- » Stunning Country Views
- » Modern Fitted Kitchen
- » Level Lawned Front Gardens
- » Double Garage
- » Short walk from Local Amenities
- » Two En-suites
- » Gas Central Heating

The Property

Situated down a quiet, private road with only seven properties on, is this wonderful four bedroom detached house offering extensive country views. One enters a spacious reception hall at mezzanine level with a short run of steps leading up to the main living space and or down to the three bedrooms and family bathroom. A second stair case leads up from the reception hall into a wonderful principle bedroom suite with walk in wardrobe, en-suite bathroom and large patio doors leading out to a private balcony, with westerly views across the Tamar Valley. The main living room also benefits from wonderful views and the kitchen has in recent years been re modelled and re fitted to provide a great open plan living space, perfect for entertaining. There is also a good size study/home office. The lower ground floor offers three double bedrooms, one having its own en suite shower room and a further well appointed wetroom/family bathroom. There is also a large integral double garage with up and over electric door. The front garden is a large lawned area with beautiful mature shrubs bordering and the rear is a low level maintenance garden with gravel and a spacious decked area.







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Location

Bere Alston is a thriving community within the Bere Peninsular, bordered on one side by the River Tavy and the other the River Tamar. There are some truly wonderful walks in the Tamar Valley as well as in the wilds of Dartmoor. A range of amenities can be found in the nearby UNESCO World Heritage town of Tavistock, including state and private schooling, independent shops, cafes and restaurants and leisure facilities.

KEY INFORMATION

-  4 Bedrooms
-  3 Bathrooms
-  2 Reception Rooms
-  Double Garage + Driveway
-  Not Listed
-  Heating: Mains gas
-  Utilities: Mains electricity, water, drainage & gas
-  Restrictions: Title noted to contain certain rights and restrictions - prospective buyers are advised to consult title (copy available)
-  Easements, Wayleaves: None known
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: Historic mining area, none known on property
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: D (68)
-  Council Tax Band: E
-  Tenure: Freehold
-  Broadband: FTTP
-  Indoor: Limited
Outdoor: Likely (Ofcom)
-  Stepped Access, Wet Room

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VIEWING:

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