



## THE PRIORY

GUIDE PRICE **£950,000**

Superb Period House Set in Just Under an Acre  
**WHITCHURCH**

MILLER TOWN & COUNTRY  
exp UK





# *TP*

## *The Priory*

- » Distinctive Grade II Listed 6 Bedroom House
- » Detached 1 Bedroom Cottage in Grounds
- » Approximately 0.9 Acre Gardens
- » Believed to Date Back to 14th Century
- » Beautiful Period Features Throughout
- » Stone-Mullioned Windows
- » Far-Reaching Views from Tower Roof Terrace
- » Plentiful Parking



### The Property

This distinctive detached Grade II listed period home is located in the heart of the popular village of Whitchurch, near the UNESCO World Heritage town of Tavistock. Steeped in history, the central tower of the property is believed to date back to the 14th century and Victorian extensions were added in the 19th Century. Original features delight throughout the property and include some truly superb stained glass windows and doors, period fire places, moulded cornices and picture rails and delightful granite mullioned windows.



## Accommodation

This substantial property has a long and storied history having in the recent past operated as a school, a boutique hotel and a large family home, and is now seeking a new custodian to steward it to its next phase. The generous reception rooms and extensive en suite sleeping accommodation available would be perfect for a family who loves to entertain and host guests.

The stained glass inlaid front door opens to a grand central reception hall with impressive turning staircase and a two-storey stained glass window. Leading off the hall are four large reception rooms (two of which are currently used as ancillary accommodation) and a spacious kitchen equipped with extensive storage and counter space. All rooms are filled with light via the large, stone-mullioned windows.

On the first floor are five large double bedrooms, all of which are en suite as well as a further single bedroom and the family bathroom.

Set in the grounds is the detached one bedroom Priory Cottage annexe - ideal for ancillary accommodation for extended family, or potentially home plus income, subject to the necessary consents. The cottage comprises a kitchen-diner and sitting room downstairs, and generous bedroom and bathroom upstairs.







*Top*  
*The Priory*







## Outside

The property is set at the end of a quiet road and has a large gravelled area to the front, providing plentiful parking, and room to construct a garage if desired (subject to the necessary consents). The gardens approach an acre in total and wrap around the property on three sides. The level lawns to the front and side of the property are made very private via the mature shrubbery borders, with an area believed to have been used as a tennis court in the past. To the rear of the property is an area of mature deciduous woodland sloping up away from the home.

An open area at the top of the central tower is accessible via a spiral staircase and offers beautiful views over the town and to the countryside beyond.



## Location

The village of Whitchurch is highly sought after within the locality with its easy access to open moorland and good range of local amenities including primary school, Post Office and stores and a popular public house. The UNESCO World Heritage town of Tavistock is just a few minutes away and offers a more comprehensive range of retail outlets, bars, cafes and restaurants as well as a wide range of leisure facilities. Secondary schooling is available at Tavistock College or the private Mount Kelly College.

Sitting on the banks of the River Tavy, this historic town sits close to the Devon/Cornwall border and offers easy access to the wilds of Dartmoor and the gentler but no less beautiful landscapes of the Tamar Valley. The Maritime City of Plymouth and connection to the A38 Devon Expressway is approximately 16 miles away and the fantastic beaches and cliff walks of south and north coasts can be easily accessed by car, being about 40 to 45 minute drive away respectively.




























## Agent's Notes

The two cellar rooms have recently had some water ingress due to an previous burst mains water pipe close to the property. We understand that South West Water have now repaired the pipe and this area is currently in the process of drying out.

## KEY INFORMATION

- |  |   |
|--|---|
|  6 Bedrooms   |  EPC Rating: Exempt                  |
|  6 Bathrooms  |  Council Tax Band: G                 |
|  4 Reception Rooms  |  Tenure: Freehold                    |
|  Plentiful Driveway Parking   |  Broadband: Ultrafast (FTTP)         |
|  Grade II Listed  |  Indoor - Limited<br>Outdoor: Likely |
|  Heating: Gas   |  Lateral Living                      |
|  Utilities: Mains electricity, water, drainage & gas  |   |
|  Restrictions: Rights & restrictions are noted in the title register - buyers are advised to review title (copy available on request) |   |
|  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, nothing known on property   |   |
|  Planning Permission / Proposed Developments: None known  |   |

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### VIEWING:

Strictly through the vendor's sole agents  
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