



ROBIN'S REST
O.I.R.O £725,000

Character Cottage & Annexe with Spectacular Gardens
TUCKERMARSH

MILLER TOWN & COUNTRY
exp UK



- » Spectacular Gardens Set in Approx. 2.5 Acres
- » Elevated Views of Calstock
- » Private Woodland Walk & Stream
- » 3 Bedroom Detached Characterful Cottage
- » 1 Bed Studio Annexe with Income Potential
- » Large Workshop & Insulated Office Cabin
- » Parking for 2 Cars in Car Port

The Property

If you are looking for a home with the 'wow' factor, this cottage needs to be viewed. Believed to have once belonged to a head gardener of Mount Edgcombe Estate, this beautiful, detached residence sits within approximately 2.5 acres of spectacular grounds. Bordered by your own stream and laid out into outdoor 'rooms' to take advantage of the different levels. There are plenty of tranquil spaces to enjoy at different times of day and season; including elevated terraces with views over Calstock, pondside decking for evening drinks, and a calming woodland streamside walk.

The cottage itself has a wealth of character throughout, with two log burners ready for cosy winter nights in. The Garden Room offers natural light all year round, with bi-fold doors opening onto the terrace in the summer months. Built in bookshelves surround the galleried hallway upstairs adding to the charm. The current residents have recently added a spacious studio annexe complete with kitchenette and shower room, for use as a holiday let or annexe.

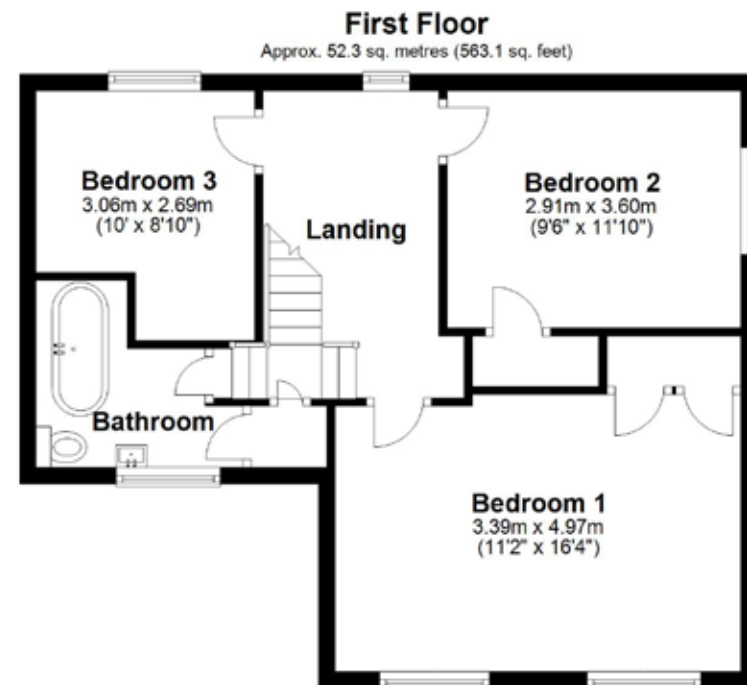
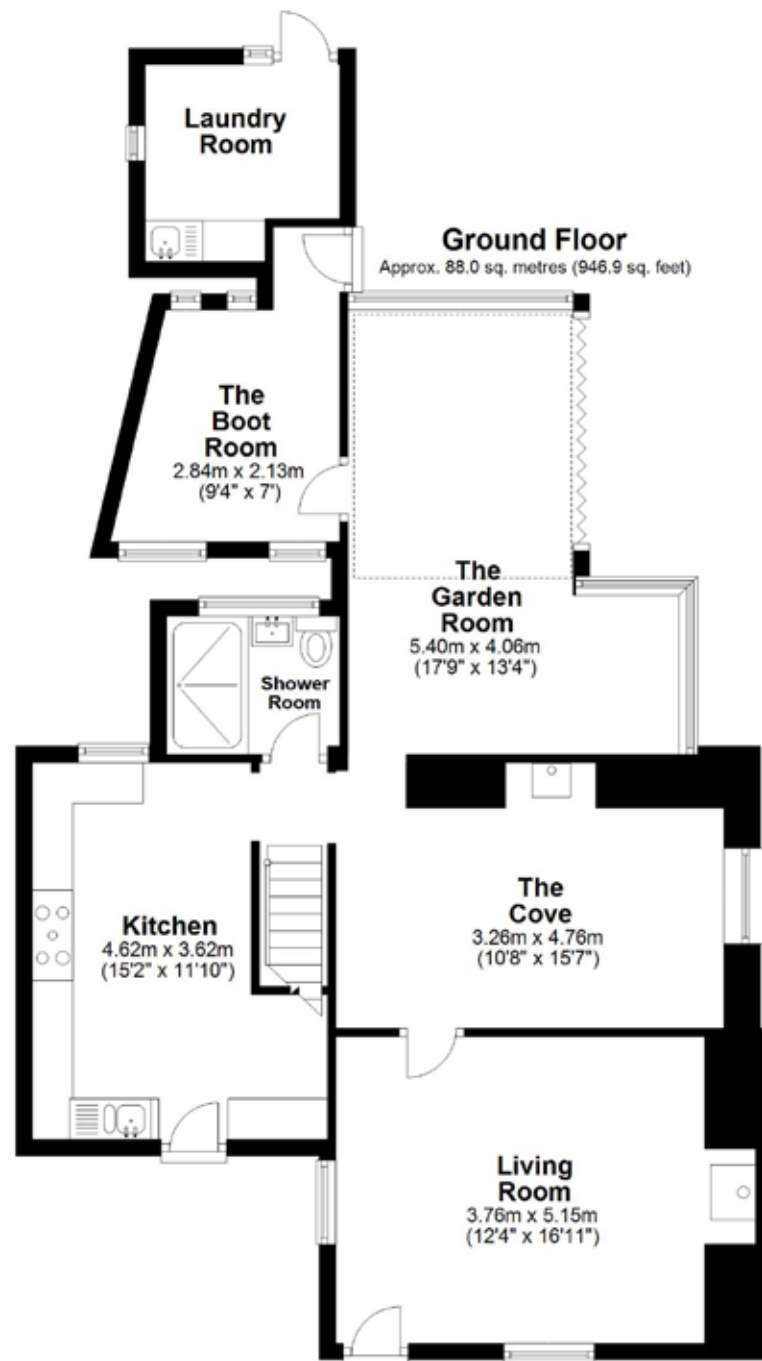
There is an industrious workshop with plenty of space for projects large or small, a carport with space for storing logs, and an insulated office set away from the house in the peaceful woodland.



The Cottage

Upon entering 'The Boot Room', the flow of the ground floor has you meandering through to 'The Garden Room' with bifold doors opening out onto a terrace to enjoy the sound of the stream during the summer months. Next, onto 'The Cove', a quiet space perfect for use as a study or music room complete with log burner. Adjacent is the cosy living room with its wooden features and original bread oven set behind the log burner, conjures visions of winter evenings with hot chocolate and family visits. The high-quality hand-crafted kitchen houses an electric 6-hob AGA, as well as a useful pantry cupboard and access to a small terrace that catches the morning sun. There is also a modern walk-in shower and toilet on the ground floor. Upstairs, the split galleried landing houses bookshelves and a small picture window overlooking the garden. The bathroom is a spot of luxury with a slipper bath and a wooded hillside-view giving a feeling of calm the moment you step in. There are two double bedrooms, both with built-in storage and character features, and a third single bedroom which could also be used as a craft or hobbies room.



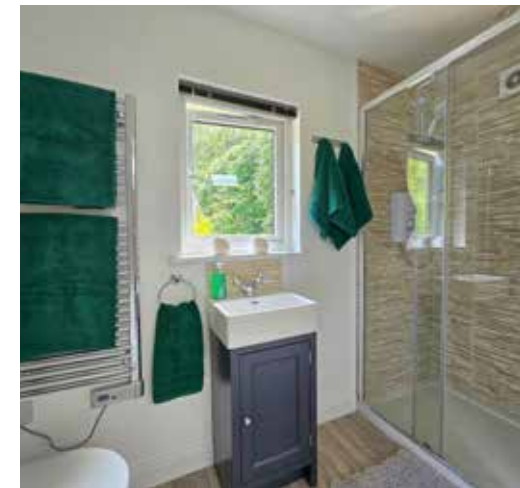
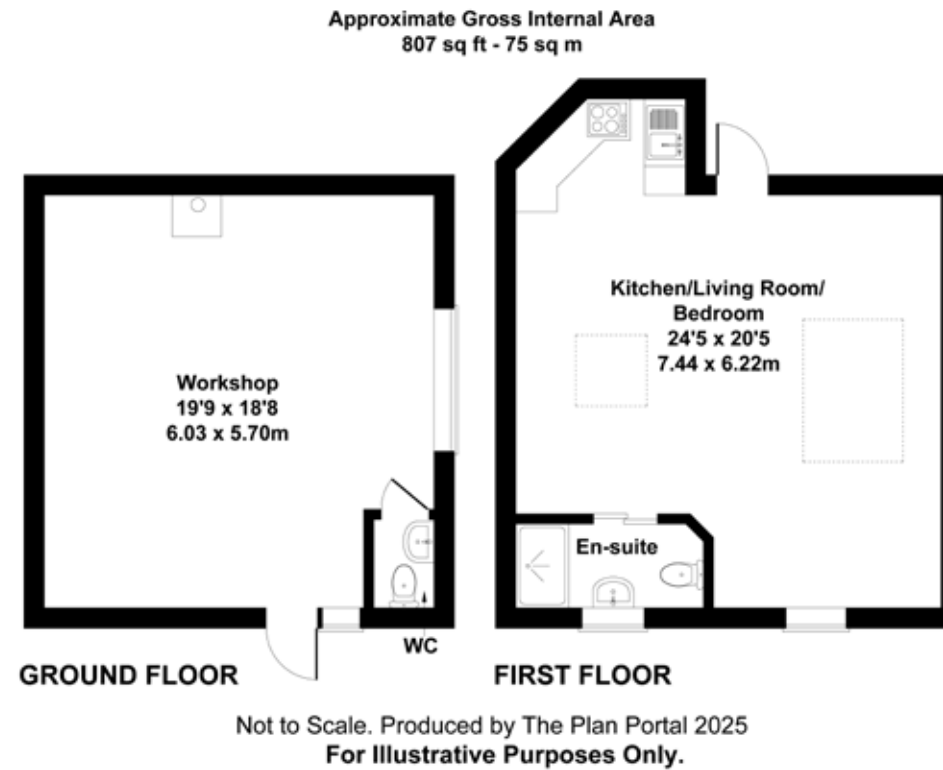


Total area: approx. 140.3 sq. metres (1510.1 sq. feet)

Robins Rest

The Studio Annexe

Set into the eaves with plenty of head height, this self-contained annexe studio has been cleverly designed by the current residents and sits in an elevated position above the workshop with huge Velux windows overlooking the gardens, and an atrium window above giving plenty of natural light throughout. The fully equipped kitchenette is tucked away in a little nook, and in the main space there is plenty of room for a double bed, a sofa, and a table and chairs. The ensuite shower room gives all the essentials for a perfect stay in these picturesque surroundings.



Outbuildings

The carport provides a useful space for cars and log storage and has a laundry room housing the washing machine and tumble drier adjacent. The workshop is a hive of industry with space for lathes, and workbenches, along with a log burner so the work doesn't have to stop in the colder months. It also houses the all-important gardener's loo.

There are numerous storage sheds and two greenhouses. Along the streamside walk can be found an insulated cabin with electric and internet connections, currently used as an office and for the occasional afternoon nap!



The Gardens

These spectacular gardens really do need to be seen to be believed. Laid out in 'rooms' the current custodians have taken care to protect the existing spaces including the daffodil meadow, apple orchard, and diverse woodland to name but a few. Contributing to these calming spaces is an elevated decking with views across the grounds and over to Calstock. Relax in 'Zen' a waterside pergola space or enjoy a streamside walk listening to the sounds of the shallow waterfalls. There really are not enough words to describe the magic of the grounds.





Agent's Notes

Japanese Knotweed is present at the very far end of the plot. There is a treatment plan in place which is fully insured and guaranteed. Ask Agent for further information.

We have been made aware that the septic tank is non compliant and is likely to need to be replaced. Ask Agent for further information.

KEY INFORMATION

 3/4 Bedrooms	 EPC Ratings: Cottage - E (40), Studio- E (51)
 2/3 Bathrooms	 Council Tax Band: F
 3 Reception Rooms	 Tenure: Freehold
 Carport	 Broadband: FTTP
 Not Listed	 Indoor - Limited Outdoor: Likely
 Oil fired central heating	 Lateral Living
 Utilities: Mains water & electricity. Private drainage.	
 Restrictions: None known	
 Easements or Wayleaves: Power company have access to two electricity poles on property, for which owner receives £25/year	
 Public Rights of Way: None known	
 Flooding: None known	
 Notable Construction Materials: None known	
 Building Safety Concerns: None known	
 Mining Area: Yes	
 Planning Permission / Proposed Developments: None known	

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01822 617243 | tavistock@millertc.co.uk

www.millertc.co.uk

2 Drake Road | Tavistock,
Devon, PL19 0AU



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Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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