



86 WHITCHURCH ROAD 4 Bed Period Home w. Large Garden & Incredible Views  
OFFERS OVER £575,000 WHITCHURCH, TAVISTOCK

MILLER TOWN & COUNTRY  
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# 86

## Whitchurch Road

- » Immaculate Extended Four Bedroom Home
- » Showstopper Remodelled Kitchen-Diner
- » High Ceilings & Abundant Glazing Throughout
- » Incredible Views from Living Room Bifolds
- » Four Spacious Bedrooms, One En Suite
- » Beautiful & Varied 200 ft Long Garden
- » Timber Cabin - Ideal Home Office
- » Easy Walk to Amenities



### The Property

This spacious and sympathetically modernised four storey period house is situated in the pretty and popular village of Whitchurch, which neighbours the market town of Tavistock and Dartmoor National Park. This special property is full of surprises, from the two sets of bifold doors which show off the glorious views to the large and stylish kitchen-diner on the lower ground floor. The home continues to impress outside with an approximately 200 ft long garden at the base of which is a 2-bedroom cabin / home office. This is one not to be missed!



## Accommodation

The accommodation at 86 Whitchurch Road is laid out over four floors with reception space on the ground and lower ground floors, and the bedrooms on the ground, first and second floors. The showstopper kitchen-diner on the lower ground floor has been extended to the rear and is filled with light via the full width bifold doors that open on to the garden and the overhead Velux skylights. The contemporary and stylish kitchen has extensive worktops and cupboard storage as well as a large island and range cooker – a fantastic space for the budding home chef! The adjoining dining area has plenty of space for a large table and so makes hosting large gatherings of family and friends a breeze. To the other side of the kitchen on this floor is also a utility room (with its own built in sauna!), a WC and a useful rear porch and store.

The high ceilings and abundant glazing of the large living room on the ground floor again create a light and airy space, with a further set of bifold doors opening on to a Juliet balcony with glass balustrade designed to take best advantage of the spectacular views over the River Tavy Valley. The open fireplace in marble surround helps keep things cosy on cooler winter evenings. To the front of the ground floor is Bedroom 4 which has a lovely bay window looking towards the front of the home. Although currently used as a bedroom, this room could equally function as a third reception space if desired.

The wood-panelled stairs to the first floor are flooded with light via the double height stairway topped with a large Velux window. The landing here gives access to Bedrooms 2 and 3, both of which are doubles, as well as the family bathroom and separate WC. On the top floor is a delightful principal bedroom with vaulted ceiling and two Velux skylights enjoying far reaching views, a walk in wardrobe and a good size ensuite bathroom with feature round porcelain sink.







86  
*Whitchurch Road*







## Outside

A paved area at the front of the property separates the property from the street frontage and a useful storage shed is a great place for bikes, pushchairs etc. From here a path leads to the front door, and steps lead down to a lower ground floor entrance. At the rear of the home is a substantial garden of approximately 200 feet in length. The kitchen-diner opens on to a paved patio – great for al fresco dining on warm summer evenings.

From here lawns bordered by mature shrubs run down to a small orchard area and beyond is a further lawn with a versatile timber lodge shaded by mature trees. This fantastic bonus space has been used as a home office and as additional sleeping accommodation for guests or for teenage parties and sleep overs. The main room has a built in set of timber bunk beds and beyond this is a separate bedroom. Further down the garden is a sunken covered building ideal for parties or BBQs or just getting away from it all and enjoying a good book.



## Location

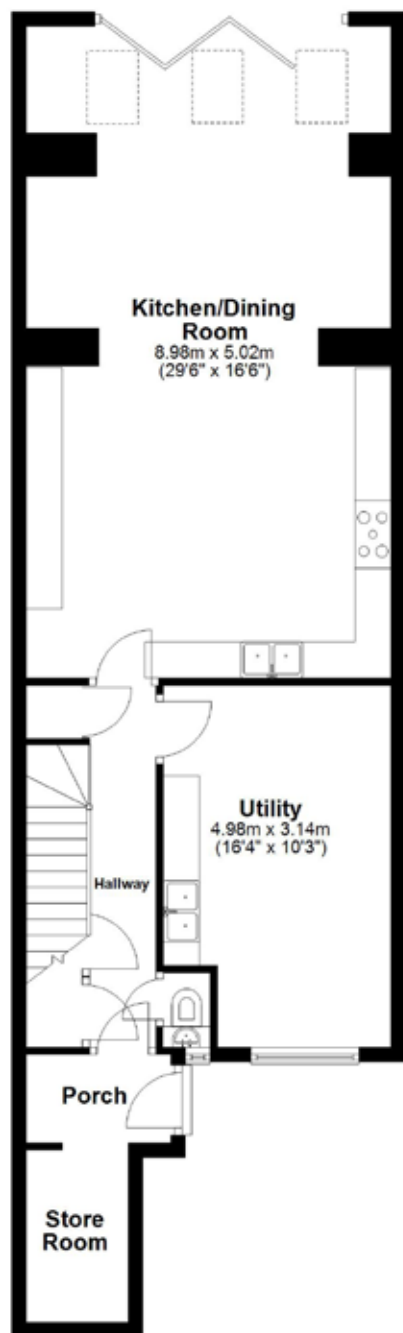
The property is situated in the heart of the village of Whitchurch and is just a short walk from the local post office and store, the primary school and the well-regarded Whitchurch Inn. The neighbouring historic market town of Tavistock offers a wealth of charming architecture a wide range of retail outlets, a Victorian Pannier Market and primary and secondary schooling, as well as the prestigious Mount Kelly College.

The open, wild and rugged expanses of Dartmoor National Park are literally a few minutes' walk from the property and there is easy access to Tavistock Golf Course. The Maritime City of Plymouth is about 15 miles away and offers a more comprehensive retail and commerce centre as well as road rail and continental ferry links.



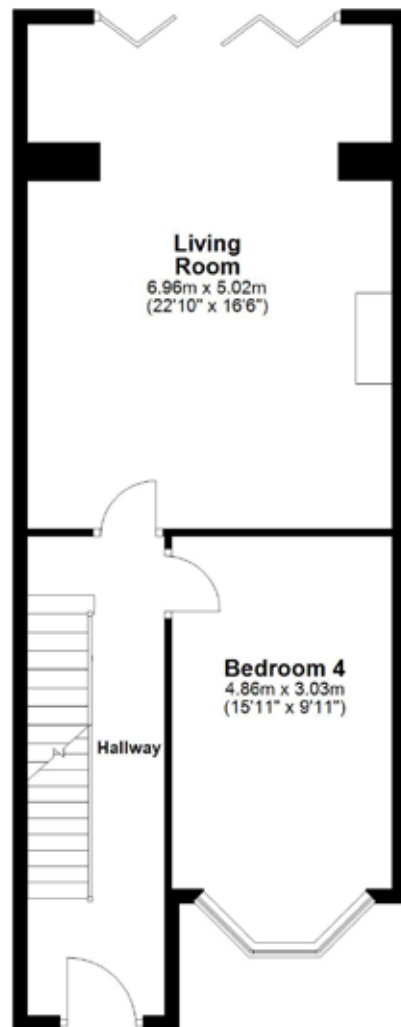
### Lower Ground Floor

Approx. 76.7 sq. metres (825.9 sq. feet)



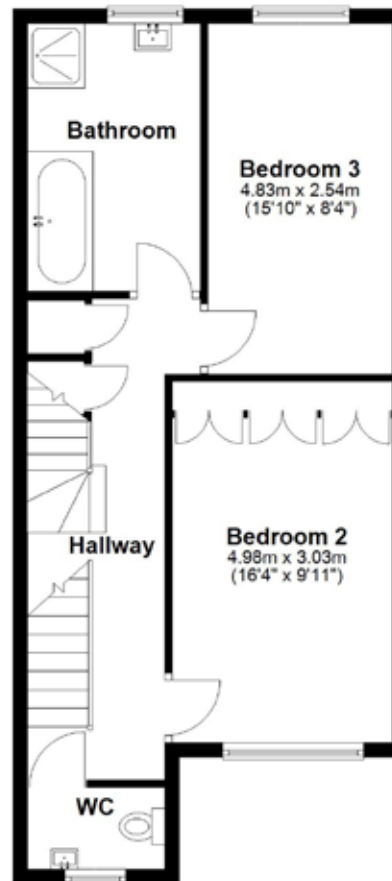
### Ground Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



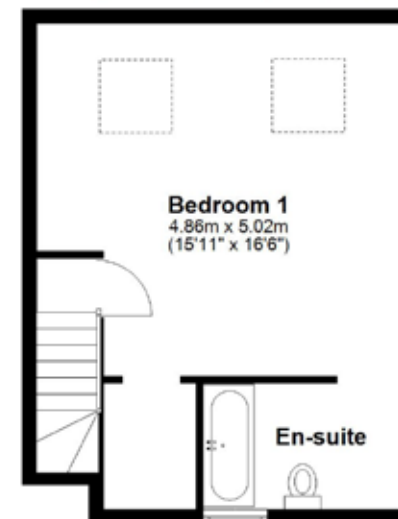
### First Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



### Second Floor

Approx. 33.1 sq. metres (356.5 sq. feet)



Total area: approx. 226.3 sq. metres (2436.3 sq. feet)

86 Whitchurch Road


















# 86 Whitchurch Road



## Agent's Note

Right of way runs along bottom of garden for this property and neighbour's property then alongside neighbour's property to give access to Whitchurch Road for garden waste etc.

## KEY INFORMATION

 4 Bedrooms	 EPC Rating: C (72)
 2 Bathrooms	 Council Tax Band: E
 2 Reception Rooms	 Tenure: Freehold
 On Street	 Broadband: Ultrafast (FTTP)
 Not Listed	 Indoor - Limited Outdoor: Likely
 Heating: Gas	 Lateral Living
 Utilities: Mains electricity, gas, water & drainage	
 Restrictions: Premises only to be used as private residence	
 Easements, Wayleaves: Access to water & drainage pipework for necessary repairs	
 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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01822 617243 | tavistock@millertc.co.uk

www.millertc.co.uk

2 Drake Road | Tavistock,  
Devon, PL19 0AU



## VIEWING:

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

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