



Dennathorne, Tavistock, Devon

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An outstanding **contemporary home** on the edge of Tavistock with direct access to Dartmoor.

### Summary of accommodation

**Ground Floor:** Kitchen/dining room | Family room | Utility | WC

**Lower Ground Floor:** Cinema room

**First Floor:** Sitting room | Study | Principal bedroom suite | Three further bedrooms (two en suite) | Family bathroom

**Outside:** Double garage

### Distances

Plymouth 15 miles Exeter 38.7 miles (London Paddington 2 hours 10 minutes)

(All distances and times are approximate)



Knight Frank Exeter  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Mark Proctor  
01392 423111  
[mark.proctor@knightfrank.com](mailto:mark.proctor@knightfrank.com)







## Situation

Dennathorne is a short walk into the attractive market town of Tavistock and also has direct access to Dartmoor through the garden gate. The town offers excellent shopping and recreational facilities including two swimming pools, gyms, five supermarkets and many other local specialist shops. Exeter and Plymouth offer a larger range of shopping and business facilities. There is excellent schooling close by at Mount Kelly School for pupils from 3 to 18 years, and Tavistock College and local primary schools. There are further good schools at Exeter and Plymouth.

Dartmoor National Park is renowned for both the diversity of its countryside and for the many various sporting and recreational facilities, particularly cycling available within the immediate vicinity or surrounding areas. Exeter is about 40 miles away via the A30 and Plymouth is approximately 15 miles away, which has four world class marinas and is considered to offer some of the best sailing in Europe.

Both have an excellent range of supermarkets shops and business facilities which include hospitals and mainline railway stations to London Paddington or Waterloo.



## The property

Dennathorne is a beautifully presented contemporary home designed to the highest specification with easy access to the Moor and the nearby town of Tavistock. There is a generous entrance hall which leads to a superb open plan reception room and double height atrium giving a real sense of arrival. This room is a key feature of the house and has direct access to the terrace via sliding doors making al fresco dining a real possibility. For cosy winter evenings there is a modern wood burner which helps create a further sense of home. The kitchen is well equipped for catering for larger gatherings and integrates the dining area with a lovely outlook over the garden beyond. For quieter moments there is an additional sitting room with snug which is ideal as a reading area as well as a cinema room. On the first floor there is an impressive mezzanine with far reaching views over Whitchurch Common. The study is also on this floor taking full advantage of the view. There are four bedrooms in total including a fabulous principal suite and a wonderful outlook. There are two further en suite bedrooms as well as a further bedroom which is served by a generous family bathroom.

Outside the garden has been landscaped beautifully and takes full advantage of the southerly aspect. There is also a large garage as well as plenty of off street parking.





Services

Mains gas, water and electricity.

Fixtures and fittings

All items usually known as tenant’s fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.



Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

Directions (Postcode PL19 9AG)

From the centre of Tavistock, proceed on Whitchurch Road, then onto Down Road. Proceed up Down Road and Dennathorne is on the right-hand side just before the road splits in two.

Property information

**Tenure:** Freehold

**Local Authority:** West Devon Borough Council, Kilworthy Park, Tavistock, Devon, PL19 0BZ. Tel: 01822 813600

**Council Tax:** Band G

**EPC Rating:** B

**Offers in excess of** £1,250,000





Approximate Gross Internal Floor Area  
384.1 sq.m. (4135 sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2025. Photographs and videos dated January 2025.

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