

D. R. Kivell
COUNTRY PROPERTY



The Station House
Brentor, Devon



The Station House, Brentor, Tavistock, Devon PL19 0LW

Tavistock 5 miles · Okehampton 14 miles · Plymouth 19 miles · Launceston 14 miles · Exeter 37 miles

 5 Bedrooms  4 Reception Rooms  EPC F21  4.37 Acres

A quietly located and spacious 5 bedroom character country house on the edge of Brentor village within the Dartmoor National Park. This former station house has many of the original station features providing comfortable family living and annexe / letting potential. 4.37 acres of gardens and pasture paddock.

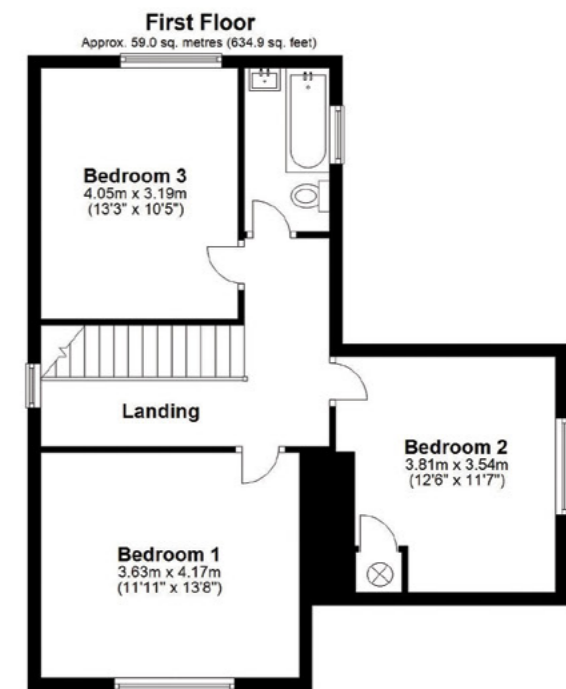
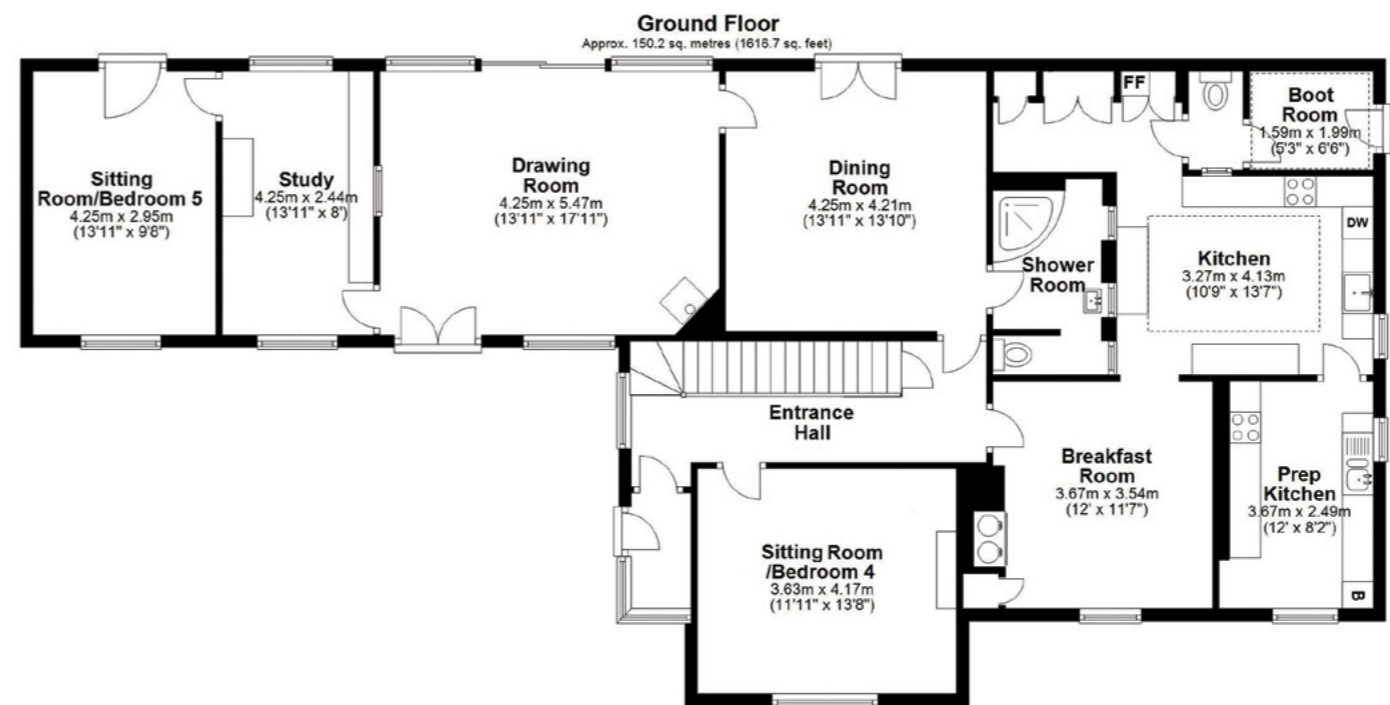
The Station House is situated on the edge of Brentor in a quiet rural location, within the Dartmoor National Park, renowned for its spectacular scenery, where there is walking and riding just a 100 metres from the property on the open moor. Mary Tavy, 2 miles to the Southeast offers a general stores/Post office, primary school, public house with restaurant. Tavistock is 5 miles to the south, offering an excellent selection of individual shops, supermarkets, traditional pannier market, restaurants, public houses, hotels, doctors, dentist surgeries and leisure facilities. Tavistock also provides a good selection of private and state education, including Mount Kelly and Tavistock College. Okehampton train station, 14 miles northeast, has regular services to Exeter and access to the A30 dual carriageway. Plymouth is approximately 18 miles to the south and Exeter is 37 miles Northeast.

The Station House

The Station House is a spacious detached, character, 5 bedroom, 4 reception room, country The former station and station masters house, retain many of the original features and provides comfortable family living with potential to establish a tea room or boutique restaurant and opportunities to create an annexe for multi-generational living or letting. The accommodation briefly comprising: Entrance Porch; Glazed door and side windows quarry tiled floor and exposed stone wall, Entrance Hall; staircase rises to the first floor, decorative stained window to side elevation, understair storage cupboard. Sitting room / bedroom 4; window, decorative stained glass window above, cast iron fireplace. Breakfast Room; Stone tiled floor, brick arch inglenook fireplace with above housing the Aga (currently not used), recessed display shelves, built in storage cupboard, wood panelling to dado height, window with decorative stained glass panes above to front. Kitchen; Lantern roof, flooding the kitchen with natural light, part exposed stone walls, brick archway, stone tiled floor, fitted wall and base units under solid wood worksurfaces, Butlers sink, Neff electric hob, oven and grill, extractor above, Bosch dishwasher, window to the garden, Larder; built in floor to ceiling cupboards, integrated fridge / freezer. Original Station Gents Cloakroom / Boot room; w/c and door to former urinals / boot room and door to outside. From the main Kitchen; Prep Kitchen/Utility room; dual aspect room windows to the side garden and front, stone tiled floor, fitted wall and base units, 1 ½ bowl stainless steel sink with drainer, Grant oil fired boiler, AEG electric hob and oven, space and plumbing for washing machine, tumble dryer and Fridge / Freezer. Dining room; Originally the Ladies Waiting Room, French doors with decorative stained glass windows above open out onto the platform and gardens beyond, Shower room; fully tiled corner shower with rain head shower, wash hand basin, door to w/c. Drawing room; a dual aspect room, decorative corner fireplace housing the Villager wood burning stove, ticket office hatch, window with decorative stained glass window above, part glazed

French doors to front, part glazed timber panels and sliding doors with decorative stained glass windows above overlooking the station platform and gardens. Study; Originally the station ticket office, a dual aspect room, window to front and rear, glazed window to front and decorative stained glass panes above to the platform, inset cast iron fireplace, counter and original cupboards below and wall mounted pigeon holes. Sitting room / Bedroom 5; Former Parcel Room, wooden panelled walls to dado height, stained glass window and obscured glass to front, door onto platform. On the first floor; Large landing, window half decorative stained glass window overlooking the land. Bedroom 1; decorative cast iron fireplace window with some stained glass pane, views to the front. Bedroom 2; decorative cast iron fireplace built in airing cupboard, hot water tank, window with some decorative stained-glass panes to the side. Bedroom 3; decorative cast iron fireplace, exposed wooden floorboards, arched window with some decorative stained glass panes to the front. Family Bathroom; stone tiled floor, part wood panel, part tiled walls, heated towel rail, w/c, wash hand basin, bath, Mira electric shower above, folding shower screen, uPVC obscure double glazing window to the side.





Total area: approx. 209.2 sq. metres (2251.6 sq. feet)

Produced by Energy Performance Services for identification purposes only.
Plan produced using PlanUp.

The Station House



Outside

The Station House is accessed from the parish road over a tarmac drive which passes through a gated entrance with a former railway crossing gate, onto a gravelled drive that leads to the front and side of the house. A tarmac path leads around the side of the house, onto the former platform and to the lawn garden at the rear of the house where there is a well and steps down to a patio overlooking the stream which continues along the southeast boundary. The lawned gardens are to the side and rear of the house with flowerbed borders stocked with a variety of flowering shrubs and trees. Leading from the platform and parking area, through the railway crossing gate is the level paddock and amenity grassland, trackside buildings and a railway carriage with potential, a small area of amenity deciduous woodland, all enclosed within post and wire fencing.

Buildings

There are numerous railway buildings and artefacts within the land including; original Lamp-Lighters hut, railway line side storage shed, signals, water column, train carriage and various signage.

The Platform:

Original wooden and glazed canopy on decorative wrought iron support posts, which is ideal for alfresco dining and entertaining which overlooks the garden and feature pond.

The Up-line Waiting Room: 7.54m x 2.95m (24'9 x 9'8)

Part original quarry tiled / part carpet floor, noticeboards and wooden benches, windows to either side, solid timber doors to the front. The Up-line waiting room is currently used as a cinema room with bar area and has potential for conversion to a garden room or ancillary accommodation or home office.

Timber Garden Store: 2.87m x 4.10m (9'4 x 13'5)

Double doors to front, windows to three sides, workbench

Timber Garden Machinery Store:

Double doors to front. Power sockets and strip lights.





Services

- Water:** Mains
- Drainage:** Private Septic tank
- Electricity:** Mains
- Heating:** Oil fired central heating
- Broadband:** Openreach connection - checker.ofcom.org.uk
- Mobile Availability:** checker.ofcom.org.uk
- Telephone:** Open reach connection
- Council Tax Band:** Band F
- EPC:** F21

Local Authorities

West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ. 01822 813600.

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbott, TQ13 9JQ. 01626 832093

Tenure

The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810. All viewings are to be accompanied without exception.

What3words Location Finder

///output.rainbow.windmill

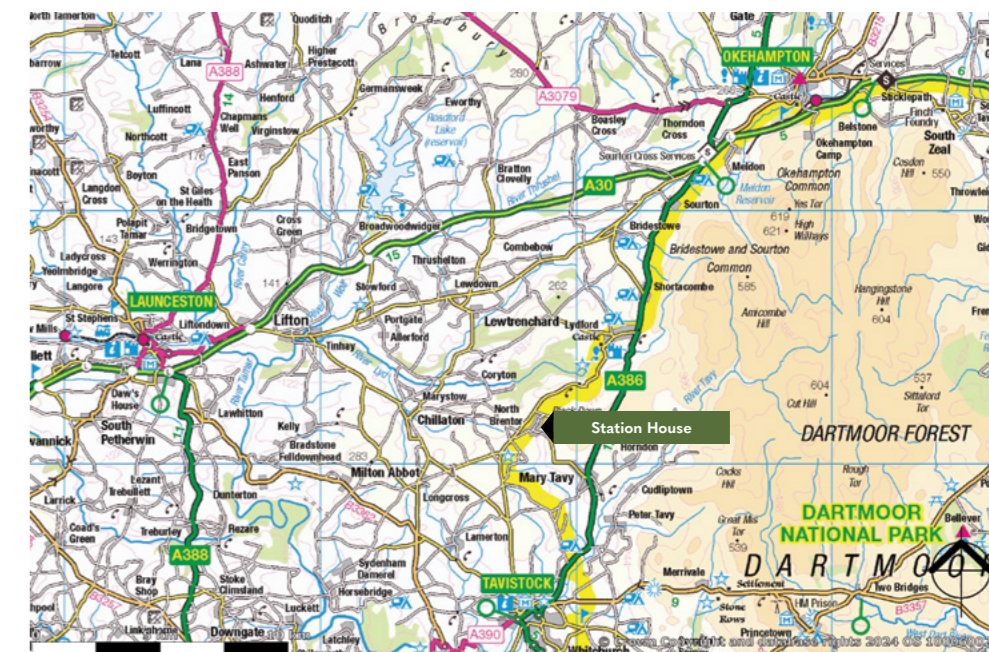


Directions

From Tavistock proceed towards Mary Tavy on the A386 for approximately 3 ½ miles. Pass the Post Office on the left and take the next left hand turning signposted to Brentor. Continue along Brentor road, over the cattle grid, proceed across the down, passing over the cattle grid onto Station Road. Continue for a short distance and the Station House will be found on the left hand side, clearly marked by a D. R. Kivell County Property 'For Sale' board.

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

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