

D. R. Kivell  
COUNTRY PROPERTY

Edgecombe  
Tavistock, Devon





## Edgecombe Cudlipptown, Peter Tavy, Tavistock, Devon, PL19 9LZ

Tavistock 4 miles · Plymouth 18 miles · Exeter 41 miles

Charming and spacious 5 bedroom, 4 reception room country house, in a magnificent location within the Dartmoor National Park. Stunning unspoilt panoramic views. 10 acres of paddocks, lawn gardens, traditional barns with potential, general purpose buildings lake and stream.

Edgecombe is situated on the edge of Cudlipptown, a short distance from Peter Tavy in a quiet rural and most appealing location. Peter Tavy village, a mile south offers a popular public house/restaurant. The property lies within the Dartmoor National Park, renowned for its spectacular scenery, there are many options locally for walking, riding, golf and fishing.

 5 Bedrooms

 4 Reception Rooms

 2 Bathrooms

 10 Acres

 EPC F35

Tavistock is 4 miles to the southwest, 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 16 miles to the north offers a wide range of shopping and leisure facilities, train station with regular services to Exeter and access to the A30 dual carriage way. Plymouth lies approximately 18 miles to the south and provides a more comprehensive range of shops and leisure facilities and main line railway station.



Edgecombe, Cudlipptown, Peter Tavy, Tavistock Total area: Approx 223.8m<sup>2</sup>





### The House

The house benefits from gas fired Rayburn, the majority of the windows and doors are double glazed either with aluminium or uPVC frames. The accommodation briefly comprises on the ground floor: Entrance hall; ornate tiled floor, staircase to first floor, sitting room; open fireplace marble surround and woodburning stove, French doors to the conservatory, dining room; LPG gas fire, French to the conservatory. The conservatory provides a comfortable and spacious seating area while enjoying the stunning far reaching panoramic views over the surrounding land to the moorland beyond. Kitchen / breakfast room; LPG gas Rayburn, electric oven, gas hob, fitted wall and base units, integral fridge, dining area; built-in cupboard. Utility room; sink, space for washing machine, cloakroom; w/c, window to the side. Rear entrance hall; workshop/store; inglenook fireplace (dis-used, Boot room/store; door to the courtyard. On the First floor: Large landing; feature Victorian stained glass window. Bedroom 2; window overlooking the yard, cast iron fireplace, built in wardrobes. Family shower room; shower cubicle power shower, wash handbasin, separate cloakroom; bedroom 1; built in wardrobes, window to the front overlooking the garden and land and enjoying far reaching panoramic views. En suite shower room; w/c, wash handbasin, shower, study/bedroom 5; window to the front, bedroom 3; built in wardrobe, window to the front, bedroom 4; window to the rear.

### Outside

The property is accessed from the quiet parish lane through a gated entrance onto a gravelled drive and parking area to the side of the house. Lawned and flowerbed garden to the front of the house, leading to a walled vegetable garden, both enjoying far reaching view. Adjacent to the stream is a secluded and appealing large stream fed pond, waterfall, planted with water lilies and a duck house island. The pond has a path all around, flowerbed borders and tranquil seating areas. There is a separate entrance to the rear of the house leading to the garage, yard and buildings.

### Yard & Buildings

**Double Garage:** 4.68m x 4.10m (15'4 x 13'5)

Electric up and over door

The barns are arranged around a central courtyard with potential for conversion subject the necessary consents.

**Traditional Barn:** 21m x 6.5m (68'10 x 21'3)

**Traditional Barn:** 13.57m x 3.85m(44'6 x 12'7)

**Adjoining Barn:** 5.45m x 5.82m (17'10 x 19'1)

**Adjoining Log Store:** 6.35m x 2.15m (20'9 x 7'0)

**Adjoining Store:** 6.91m x 3.41m (22'8 x 11'2)

**Traditional Barn:** 5.75m x 4.46m (18'10 x 14'7)

**Adjoining Store:** 3.90m x 2.47m (12'9 x 8'1)

Enclosed yard and outdoor pens.

**Machinery / Livestock Building:** 17.90m x 19.06m (58'8 x 62'6)

Large turnout yard to the front.

**Machinery / Fodder Store Building:** 15.45m x 5.70m (50'8 x 18'8)





### The Land

The land extends to approximately 10 acres of level or gently sloping pastureland divided into 3 easily managed paddocks with a natural stream and a small area of amenity woodland, all enclosed within tree lined hedges and post and wire fencing. Across the lane there is a small enclosed orchard with a variety of apple trees.

### Services

**Heating:** Storage heaters, woodburning stove and a gas fired Rayburn.

**Water:** Private borehole

**Drainage:** Sewage treatment plant

**Telephone:** Openreach Connection - [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

**Broadband:** Fibre to the property - [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

**Electricity:** Mains

**Renewable Energy:** Photovoltaic panels with storage batteries

**Mobile Availability:** [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

**Council Tax:** Band G

**EPC:** F35

### Common Grazing Rights

The property benefits from 4 units of common grazing rights on CL194 (Cudlipptown Down) and CL164 (The Forest of Dartmoor) which will be transferred to the purchaser following completion.

### Local Authorities

**West Devon Borough Council,**

Kilworthy Park, Tavistock, Devon PL19 0BZ. Tel: 01822 813600.

**Dartmoor National Park Authority,**

Parke, Bovey Tracey, Newton Abbott, TQ13 9JQ. Tel: 01626 832093.

### Tenure

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

### Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property

Tel: 01822 810810





DRK

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