



**Brook Mews, Marshall Close, Whitchurch,  
Tavistock, PL19 9RB**

**£425,000**



Brook Mews is a unique detached property, believed to date back to the 1800s and originally a coach house for The Priory located across the lane. This attractive stone built property is situated at the end of a quiet cul-de-sac in Whitchurch and gets its name from the brook which runs along the boundary of the wraparound gardens, adding to the already scenic and peaceful setting. Whitchurch Down as well as the local pub, shop and primary school are all within a short walking distance, with Tavistock town centre just a few minutes drive away. You enter the property to a good size sitting room which is flooded with natural light, then through to a kitchen/diner with sliding patio doors out on to the garden. A rear extension provides a study/bedroom three, downstairs cloakroom and useful utility/boot room. Upstairs are two double bedrooms and the family bathroom with a four piece suite. Character features include exposed beams and arched windows, adding to the charm of the property.



Externally the gardens are a real selling feature, there is a paved patio area directly outside the house, a sunny spot to sit and enjoy the sound of the babbling brook, whilst being surrounded by greenery from the natural hedging. There is plenty of lawn with planted borders and a further area to sit to the side of the house. A good size garage provides storage with plenty of parking available as well.

Double glazed entrance door leads to:

#### SITTING ROOM

Decorative fireplace with wooden surround marble style hearth with inset log effect electric fire, wall lights, two double glazed windows to front, two radiators, stairs to the first floor with understairs cupboard, multi paned doors to study and:



#### KITCHEN/DINING ROOM

Double aspect room with fitted base units and drawers under roll edge work surfaces, matching wall cupboards and tiled surrounds, built in Hotpoint electric double oven and grill, separate inset halogen hob with concealed cooker hood over, inset one and a half bowl sink unit with mixer tap, built in larder cupboard with light, plumbing for dishwasher, double glazed windows to front and side with deep sills, double glazed sliding patio doors to the front garden, tiled floor, radiator.

#### STUDY

Double glazed windows to rear and side, two velux windows, radiator, recess with multi paned door to utility room and door to:

#### CLOAKROOM

Suite comprising, low flush WC, wash hand basin set in vanity area with cupboard under, double glazed window to rear, radiator.



#### UTILITY ROOM

Work surface along one wall with space under and washing machine, tumble dryer and freezer, wall mounted gas central heating boiler, storage cupboard, double glazed window to rear, velux window, part glazed door to the side.

#### LANDING

Overstairs storage cupboard, borrowed light from roof space.

#### BEDROOM TWO

Double aspect room with double glazed window to side and rear, exposed ceiling beam, fitted wardrobe either side of bed, wall light, radiator.

#### BATHROOM

Suite comprising, panelled bath, separate shower cubicle with glazed door, and mains shower, low flush WC, pedestal wash hand basin, part tiled walls, double glazed window to front, cupboard with shelving, radiator.

#### MASTER BEDROOM

Double aspect room with double glazed window to front and side, fitted wardrobes to one wall, exposed beam ceiling, radiator.

#### EXTERNAL

The property enjoys enclosed gardens and is approached via wooden gate enclosing a gravel driveway with parking for several cars giving access to the garage.

The gardens are mainly to the front with good sized crazy paved patio with low level wall bordering the brook. A crescent shaped lawn with well stocked borders links to the garage.

To the side is a brick paved patio that if needed would make a good hardstanding, outside tap, attractive terraced planted dry stone wall, a gate provides pedestrian access to the rear. To the side is a small raised terrace with planting backing onto the brook

#### GARAGE

4.983m x 3.594m

Large single garage with up and over door, power and light, double glazed window to side.



## SERVICES

Mains electric, gas, water and drainage.

## OUTGOINGS

We understand the property is in band 'E' for council tax purposes by internet enquiry with West Devon Borough Council.

## TENURE

Freehold

## VIEWING

Strictly by appointment with Kirby Estate Agents.

# Important

### Particulars:

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Kirby Estate Agents Limited in the particulars or by word of mouth or in writing ["information"] as being factually accurate about the property, its condition or its value. Neither Kirby Estate Agents Limited nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

### Photos etc:

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

### Regulations etc:

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

**Floorplans:** Are for guidance only and must not be relied upon as a statement of fact.

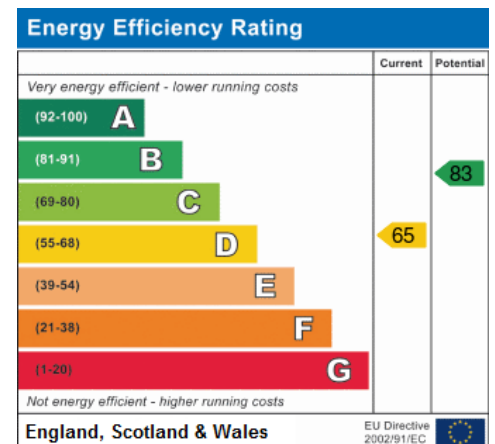


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

**PLEASE NOTE** We may refer buyers and sellers through our panel of Conveyancers. It is your decision whether you choose to use their services. Should you decide to use their services you should know that we would receive a referral fee of £150 from them for recommending you. As we provide them with a regular supply of work you benefit from a competitive price.

We also refer buyers and sellers to our Financial Advisers. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive a average referral fee of £200 from them for recommending you. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral fee.

Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.



## Kirby Estate Agents

4 Market Road Tavistock PL19 0BW

Call: 01822612010

Web: [www.kirbyestateagents.co.uk](http://www.kirbyestateagents.co.uk)

Email: [sales@kirbyestateagents.co.uk](mailto:sales@kirbyestateagents.co.uk)

Disclaimer Kirby Estate Agents endeavor to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.