



Grenofen, Tavistock, PL19

Guide Price £785,000



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An immaculately presented detached bungalow providing spacious and flexible accommodation (annexe potential). This property has outstanding panoramic views across open countryside to Dartmoor and is set in a convenient, yet secluded location on the edge of Tavistock at Grenofen. Having been fully renovated by the current owner, the property is beautifully presented throughout with a stunning triple aspect Garden Room providing 180 degree views of Tavistock, Dartmoor and surrounding countryside. The main accommodation offers three double bedrooms (Master En Suite), Family Bathroom, Lounge and Garden Room and a very well appointed Kitchen. The additional accommodation (potential annexe) is accessed from the Kitchen and provides a further Kitchen/Utility Room, Bedroom and Shower Room. Externally, the property has driveway parking for multiple vehicles, a generous oversized single garage, Car Port, large lawned gardens, a decked entertaining area, a swimming pool and Summer House.

The bungalow is situated in the convenient setting of Grenofen, on the southeastern edge of Tavistock. It is ideally positioned close to the Walkham Valley and the Drakes Cycle and walking Trail, while also offering easy access to Tavistock, Yelverton and Plymouth.

Tavistock is an ancient Stannary market town in West Devon being located on the western edge of the outstanding Dartmoor National Park and on the banks of the River Tavy. It has a rich heritage said to begin with the foundation of Tavistock Abbey in 1974 and is famed for its historic Bedford Square with Town Hall, the church of St Eustachius and Court Gate.

Along with Dartmoor being on the doorstep of Tavistock, there are a wealth of sports and outdoor activities on offer including Tavistock Golf Club, Tavistock College Athletics Track, Meadowland Leisure Centre, a Tennis club, Bowls Club, Cricket Clubs and the Sir Francis Drake Bowling Club and an Olympic sized swimming pool at Kelly College.





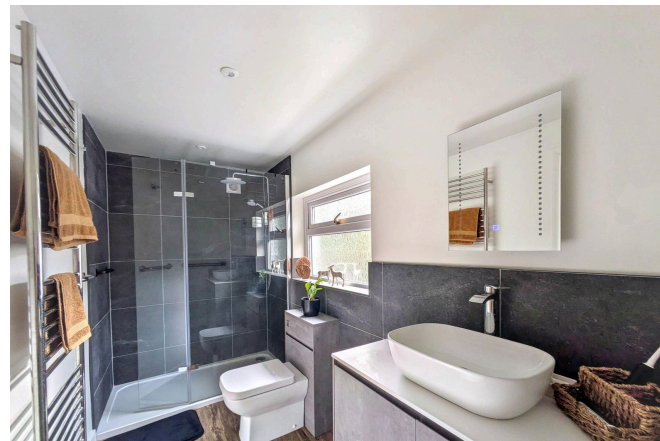
Entrance Lobby (1.72m x 1.40m/5'8" x 4'7"):
The entrance lobby provides space for coats, bags, shoes with glazed door through to:-

Main Hallway: The spacious main vestibule provides access to the Kitchen, Lounge, Bedrooms, Reception Room Two/Office and Cloakroom and is laid with olive wood effect flooring.

Additional Cloakroom (1.73m x 1.26m/5'8" x 4'2"): The additional Cloakroom is laid with olive wood effect flooring with a low level back to wall w.c, handbasin with vanity unit and part tiled walls.

Reception Two (3.46m x 3.32m/11'4" x 10'11")/Office (2.56m x 2.65m/8'5" x 8'8"): Reception Two offers versatile accommodation suitable as an Office or Snug with three, double glazed floor to ceiling windows and French doors leading out to the front patio and driveway and is laid with olive wood effect flooring.

Kitchen (3.14m x 3.34m/10'4" x 10'11"): The Kitchen is fitted with a comprehensive range of base and wall units with a breakfast bar providing views through the Garden Room across the open countryside beyond. The Kitchen is fitted with a double eye level oven, induction hob and overhead extractor with integrated dishwasher, full height larger fridge and inset composite sink. The Kitchen leads into the:





Garden Room (10.11m x 2.31m/ 33'2" x 7'7"):

The triple aspect Garden Room offers expansive 180 degree views across the surrounding countryside and to Cox Tor and Staple Tor. The room is fully double glazed with patio doors leading out to a patio area, garden and swimming pool and provides open access to the Lounge:

Lounge (3.97m x 6.65m/13'0" x 21'10"): The Lounge is fitted with a feature log burner and has a large inbuilt bookcase/display unit with a large picture window overlooking the garden and the benefit of French doors leading out to the pretty patio area. From the Lounge, there is a door through to the hallway and bedrooms:

Master Bedroom (4.50m x 4.24m/14'9" x 13'11"):

The generous Master Bedroom provides a dual aspect across the garden and countryside with built in triple wardrobes and access to the En Suite:

En Suite (3.38m x 1.46m/11'1" x 4'9"): The En Suite provides a rectangular, walk in shower with fully tiled shower wall panel, low level back to wall w.c, contemporary hand basin and vanity unit, heated towel rail and tiled flooring.

Bedroom Two (3.29m x 4.17m/10'10" x 13'8"): The second double Bedroom has a built in wardrobe, is laid with olive wood effect flooring and has a picture window overlooking the front and across to the moors.

Bedroom Three (3.31m x 3.11m/10'10" x 10'2"): The third double Bedroom is laid with olive wood effect flooring with a picture window overlooking the garden.

Family Bathroom (2.44m x 2.53m/8'0" x 8'4"):

The Family Bathroom is fitted with a full size bath with thermostatically controlled overhead shower and glass shower door. There is a contemporary hand basin set within a vanity unit, low level w.c. and large heated towel rail and has part tiled walls.

Annexe/Additional accommodation: (accessed via the Kitchen):-

Utility Room/Kitchen Two (3.84m x 3.76m/12'7" x 12'4"): The Utility Room is fitted with a range of base and wall units with wood effect laminate worktop and provides flexible space space for a fridge/freezer. There is access to the integral garage and to the outside, decked seating area providing a large outside entertaining area.

Reception Room Three/Bedroom Four (3.61m x 2.24m/11'10" x 7'4"): The versatile further Reception Room/Bedroom has French doors leading out to the decked entertaining area as well as to the Car Port providing the option of an independent entrance and is laid with wood effect flooring.

Hallway (1.63m x 1.64m/ 5'4" x 5'5")

Shower Room (1.42m x 1.68m/4'8" x 5'6"): The Shower Room is fitted with a corner quadrant shower enclosure with electric shower, low level w.c and hand basin with vanity unit.





Garage: (4.89m x 5.32m/16'1" x 17'5") The large garage is fitted with power and lighting with an electric up and over door. There is access to the annexe accommodation via an integral double glazed door.

Summer House: (3.31m x 2.48m/10'10" x 8'2") The Summer House has a spacious family room with patio doors to the pool area and a shower room.

Pool Pump Room: (1.58m x 2.52m/5'2" x 8'3")

Externally: The bungalow is set within a generous corner plot with uninterrupted views across the countryside to Dartmoor. The entrance to the property provides driveway parking for numerous vehicles, a double garage and a Car Port. The wrap around gardens to the side of the property are adjacent to open farmland and part lawned and planted with a mature shrub border which extend round to the rear of the property to the main garden, decked entertaining area and swimming pool. The swimming pool has its own large Summer House which could also be used as an outside Office and a separate heating unit for the pool. The main garden is bordered by mature shrubs and trees with further lawns leading to the house and patio areas.

Services: Mains electric, mains water, private drainage. Mains gas is available for connection to the property (subject to inspection).

EPC: F

Council Tax: West Devon Borough Council E

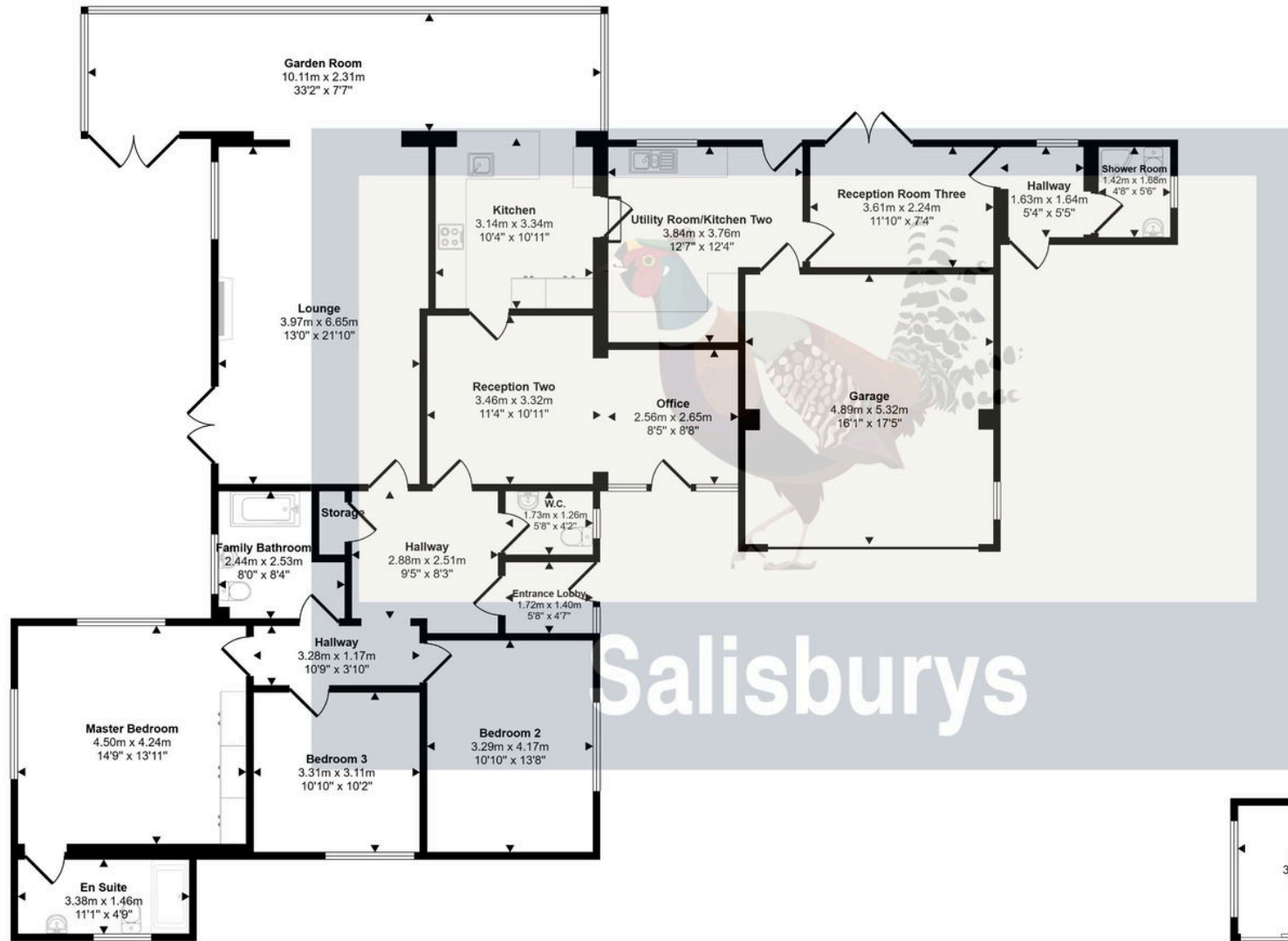
Agents Notes: Fixtures, fittings, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.

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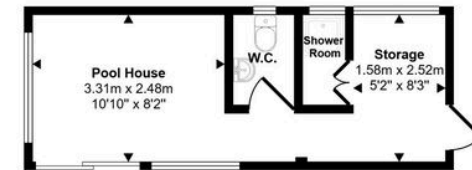
Directions: From Bedford Square in Tavistock proceed along the A386 towards Plymouth. Follow the A386 to Grenofen, just past the Drakes Cafe and take the turning on the left through to the Whitchurch Road. Turn left at the junction and the lane to Corner Croft is on your right hand side. The property can be found immediately on the left hand side.

What3words: ///play.argue.hunt

Approx Gross Internal Area
233 sq m / 2505 sq ft



Salisburys



Floorplan
Approx 215 sq m / 2314 sq ft

Outbuilding
Approx 18 sq m / 191 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

