



St. Aubyn







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Bere Ferrers, Devon, PL20 7JJ

River Tavy 300 yards • Train Station 0.4 miles • Weir Quay Boat Yard 2.1 miles • Bere Alston 2.3 miles • Tavistock Centre 8.7 miles • Dartmoor 9.5 miles • Plymouth (via Denham Bridge) 14.5 miles

A charming, 2-bedroom, mid-terraced character cottage with an attractive and varied garden featuring domestic outbuildings including a stone utility/workshop, all enjoying some lovely countryside and Tamar estuary views.

- For Sale By Informal Tender
- Mid-terraced Character Cottage
- Pretty, Varied Rear Garden
- Wonderful View of the Tavy Estuary
- Freehold
- Closing: Weds 14/10/2026 at 12:00pm
- Two Double Bedrooms
- Stone Workshop/Utility Building
- Highly Desirable Riverside Village
- Council Tax Band: B

Guide Price £230,000

Stags Tavistock

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SITUATION

This property is located in the highly desirable, peaceful and picturesque riverside village of Bere Ferrers, just 200 yards from the village pub, 750 yards from the train station and only 300 yards from the river Tavy itself. The area is sought-after by those with an interest in sailing and other water sports, with the nearby hamlet of Weir Quay providing a boatyard and moorings. Bere Ferrers is also served by a community shop and a direct, 25-minute rail service to Plymouth City Centre.

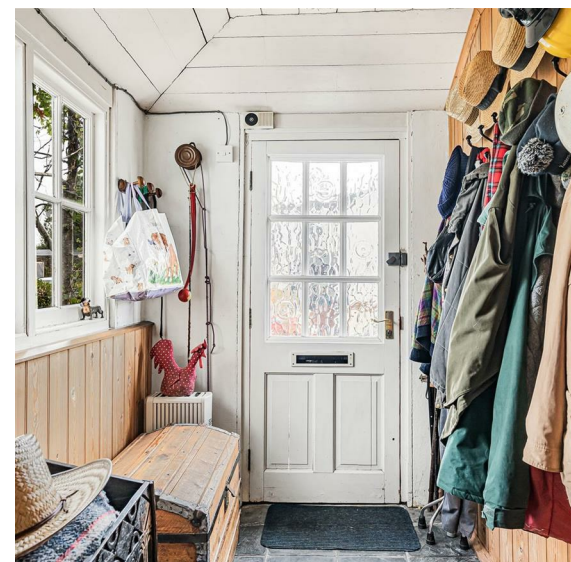
One stop in the other direction, the neighbouring village of Bere Alston offers further amenities, including the train station and bus connections, two mini-markets, a post office, butchers, hairdressers, a primary school, a doctor's surgery and a pharmacy. Together with the surrounding hamlets, the two villages form the Bere Peninsula, created by the confluence of the rivers Tamar and Tavy, which itself falls within the Tamar Valley National Landscape (formerly AONB), offering superb opportunities to discover the region's rich heritage. The thriving market town of Tavistock, forming part of a designated World Heritage Site, is 9 miles away.

DESCRIPTION

This charming, terraced cottage is offered for sale, chain-free, for the first time in over 20 years, having been a much-loved home to our client. Full of character and requiring thorough modernisation, it would be well-suited to first-time buyers, those looking to downsize, those seeking a second home or bolt hole, or those wishing to generate an income from holiday or residential letting. Externally, the property benefits from a very pretty, enclosed rear garden, where the space has been cleverly arranged to cater for a variety of interests and from which there are fine views of the River Tavy and across a neighbouring meadow field. Finally, there is a stone outbuilding providing workshop and utility space, further broadening the property's appeal and potential.

ACCOMMODATION

The property is accessed into a porch, providing useful space for coats and boots, from where the accommodation is comprised as follows: a characterful sitting room overlooking the front garden area, with flagstone slate flooring, exposed ceiling beams, and a stone and brick fireplace housing a log-burning stove; the extended kitchen, which is fitted with a range of cupboards and cabinets beneath slate work surfaces, incorporating a gas-fired Rayburn set within a tiled former fireplace, space for an electric cooker and appliances beneath the counter, plus a stainless steel sink and drainer, and space for a dishwasher; a ground-floor WC; two first-floor double bedrooms, of which one is front-facing and enjoys a view of the river, with built-in wardrobes and cupboards, a former fireplace (now a display recess), and the other enjoys a countryside view at the rear, and; an en-suite shower room to the principal bedroom.





OUTSIDE

The property is approached through a small, enclosed front garden area. At the rear, the principal garden, across from the cottage, is a particularly attractive and well-established space planted with colourful shrubs, including several roses, eight apple trees and two cherry trees, providing a wonderful space for relaxation and keen gardeners alike. Further features include raised vegetable beds, a greenhouse, a timber summer house/studio with a covered veranda, and a timber deck which enjoys an open aspect across neighbouring fields to the Tavy estuary. To one side is a stone outbuilding with power, lighting, water and drainage, comprising a WC, utility area and workshop/machinery store, which may have potential for alternative uses, subject to any necessary consents.

METHOD OF SALE - INFORMAL TENDER

The Property is offered for sale, as a whole, by Informal Tender. The closing date for tenders to be submitted is Wednesday 14th October 2026 at 12:00pm midday. An informal tender form is available from Stags; tenders are to be submitted in writing to Stags, Tavistock. Should an offer be accepted, we will require proof of your funding. In addition, under the Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be an online check undertaken by Stags. Please refer to the informal tender form. The vendors do not undertake to accept the highest or any offer received.

SERVICES

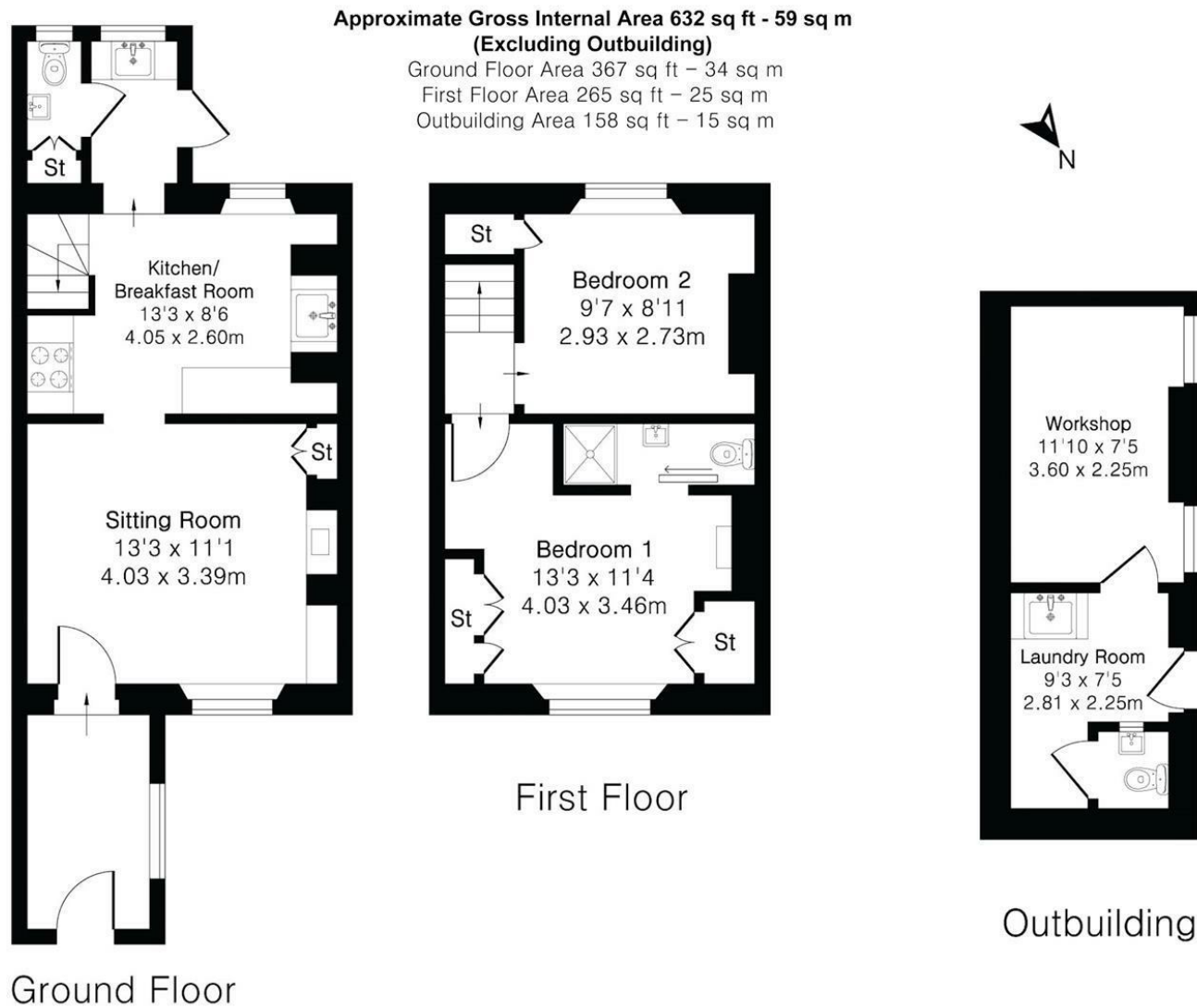
All mains-supplied services are connected. Heating is provided by a night storage heater in the sitting room and a gas-fired Rayburn serving one radiator on the first floor. Superfast broadband is available. Good outcome, but variable indoor mobile coverage is available through all four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. The property benefits from a right-of-way across a shared pathway to the rear, to access its garden. Additionally, there is side access at the end of the terrace, also utilised by the neighbours.
2. We understand that the small extension off the kitchen is of single-skin construction.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///point.pardon.farm. For detailed directions, please contact the office.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



