

MILLER TOWN &
COUNTRY

Part of Smart Property Group

2 Laurel Cottages



2 Bedroom Character Cottage

£250,000

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Set in the village of Peter Tavy, on the picturesque fringes of Dartmoor National Park, this charming two-bedroom character cottage offers an idyllic blend of traditional charm and practical living. This property presents a wonderful opportunity for those seeking a peaceful village lifestyle with immediate access to stunning natural beauty.

The heart of this home is its inviting sitting room, featuring a Inglenook fireplace that creates a warm and welcoming atmosphere, perfect for cosy evenings. Adjacent to this, the well-proportioned kitchen/diner provides a functional and sociable space for cooking, dining, and entertaining. Adding to the home's convenience, the ground floor benefits from a versatile wet room, which also incorporates a WC and utility area, enhancing the property's everyday functionality.

On the first floor, you will find two comfortable bedrooms. The good-sized upstairs bathroom serves both bedrooms, providing ample space and comfort. From various points within the cottage, residents can enjoy delightful countryside views, adding to the property's tranquil appeal.



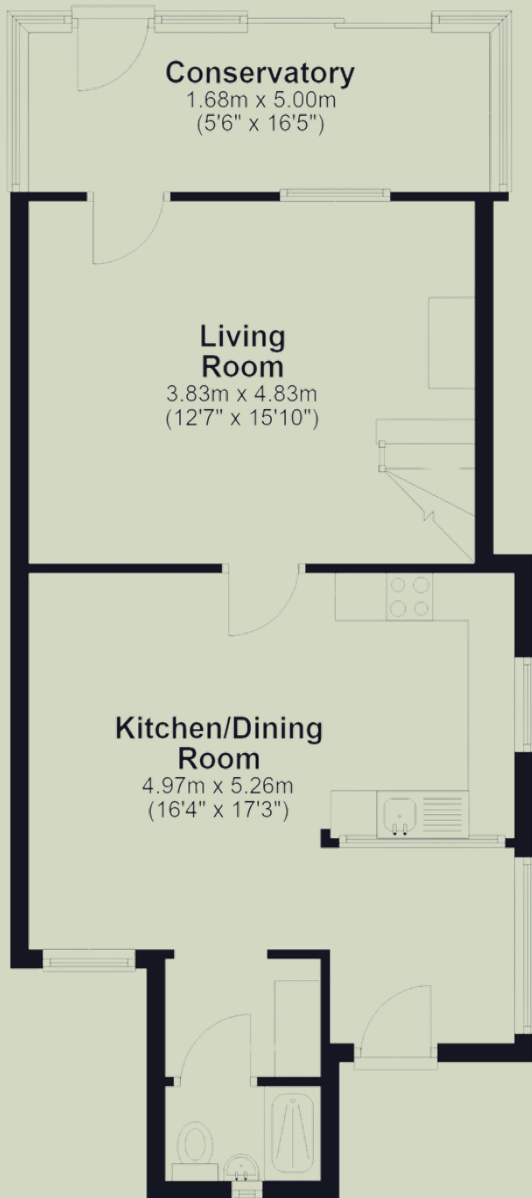


Externally, the cottage has a rear garden, offering a private outdoor sanctuary for relaxation, gardening, or alfresco dining. A significant advantage in this sought-after village location is the off-road parking available for two cars, providing essential convenience for residents and visitors alike.

Peter Tavy village is renowned for its tranquil environment and strong community spirit. The property is within easy walking distance of the popular Peter Tavy Inn, a quintessential village pub. Furthermore, its prime position near Dartmoor National Park means endless opportunities for walking, hiking, and exploring the breathtaking moorland scenery are right on your doorstep. This characterful cottage is an ideal choice for individuals or couples desiring a home that combines historical charm with modern comfort, all set within a vibrant village community and the stunning landscape of Dartmoor. While the property is functional, prospective buyers should note that it does require a level of renovation to fully realise its potential.

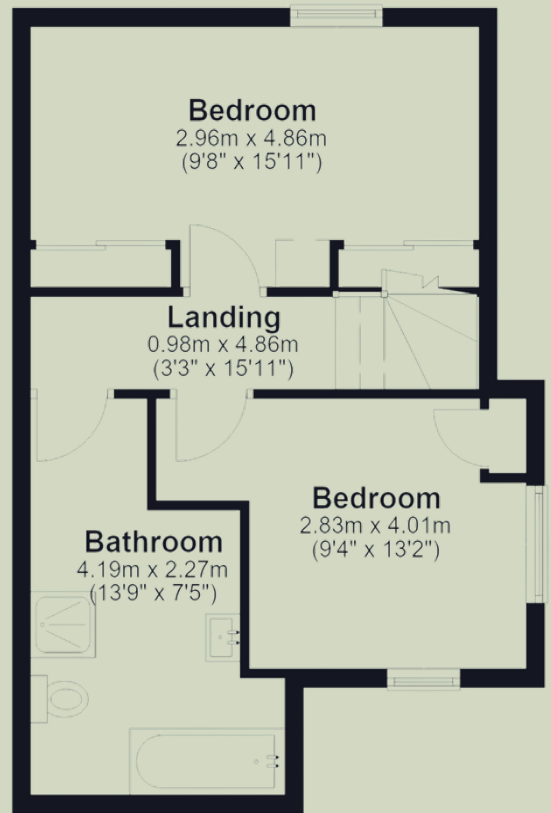
Ground Floor

Approx. 48.8 sq. metres (525.0 sq. feet)
(excluding Kitchen/Dining Room)



First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 87.8 sq. metres (944.7 sq. feet)

Key information

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|  Bedrooms: 2 |  Notable construction materials: None Known |
|  Bathrooms: 1 |  Building safety concerns: None Known |
|  Reception Rooms: 1 |  Mining area: No |
|  Parking: Private parking |  Planning permissions: None Known |
|  Listed Status: Not Listed |  EPC rating: E (39) |
|  Heating: Electric room heaters |  Council tax band: C |
|  Utilities: Mains electric and water. Private drainage |  Tenure: Freehold |
|  Restrictions: None known |  Broadband: FTTC (*Per Ofcom) |
|  Easements, Wayleaves: None known |  Mobile signal: Good (*Per Ofcom) |
|  Public rights of way: None known |  Accessibility: Not Suitable for wheelchair users |
|  Flooding: No | |