

STAGS

# 55, Whitchurch Road







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Tavistock, Devon, PL19 9BD

Open Moorland (Whitchurch Down) 150 yards on foot • Bus Stop 300 yards • Pub 500 yards • Shop/Post Office 0.6 miles • Town Centre 0.7 miles • Plymouth 14.5 miles • Exeter 40 miles

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Available chain-free, an extremely conveniently situated, handsome and substantial period home of 3,500 sq.ft., one of a unique pair of semis, in attractive gardens within a stone's throw of open moorland, 0.36 acres in all.

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- Hugely Impressive and Spacious Period House
- Six Double Bedrooms, Four Bathrooms
- West-facing Gardens, 0.36 Acres in All
- Sought-after Location Close to Town Amenities
- Freehold, No Onward Chain
- One of a Unique Pair of Semi-Detached Houses
- Three Reception Rooms Plus Kitchen/Diner
- Gated Driveway, Garage and Outbuilding
- 150 Yards on foot from Open Moorland
- Council Tax Band: G

## Guide Price £799,950


Stags Tavistock

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## SITUATION

This substantial period home is situated within an extremely well-regarded and hugely convenient area on the eastern outskirts of Tavistock, within close proximity of local amenities and facilities, including a pub, shop/post office and sought-after local primary school, all within around half a mile. There is also direct access, on foot, to Whitchurch Down using a footpath directly outside of the property, leading on to the full expanse of Dartmoor National Park, making the house an ideal prospect for those who enjoy an outdoors-oriented lifestyle. Additionally, there is a stop on the bus route into the town centre within 300 yards, and Drake's cycle trail is around 1 mile away.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century, and forming part of a designated UNESCO World Heritage Site. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly, whilst the largely 19th-century town centre, which is only 3/4 of a mile away, is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. Plymouth is 15 miles to the south, and Exeter lies 40 miles to the northeast, providing rail and motorway connections to London and the rest of the UK, and an international airport.

## DESCRIPTION

This extremely handsome and impressive home forms one half of a unique pair of semi-detached period houses, believed to be Edwardian in origin and with mock Tudor design influence, situated in one of Tavistock's most desirable locations and with open moorland on the doorstep. The exceptionally bright and well-proportioned, three-storey accommodation is full of traditional period features and extends to some 3,400 sq.ft, encompassing six double bedrooms, including three en-suite, and three reception rooms, providing comfort, character and convenience in equal measure, as well as ample space and versatility for active family life. The house was purchased by our client a decade ago, following which a full remodel and refurbishment was undertaken, notably including all new bathrooms, a new kitchen and utility room, full internal redecoration, replacement of a number of the windows with uPVC double glazing and repainting of the rest, replacement of the main roof and kitchen flat roof, two gas boilers and upgrading of the electrics. Externally, the house is complemented by established, colourful gardens on three sides providing a good degree of privacy, together with gated parking, a garage and attached workshop/store buildings, with the plot extending to 0.36 acres. Finally, the property is offered to the market with no onward chain.

## ACCOMMODATION

Throughout the house there is an abundance of original character and period detail, including bespoke joinery, high skirting, detailed architraves, panelled doors, an elegant staircase, timber multi-pane and stained-glass windows, fireplaces, dado rails and picture rails. The house is accessed beneath a canopied open porch into an impressive reception hallway, where there is a turning staircase with a very tastefully appointed cloakroom beneath.














The ground floor accommodation comprises: a front-facing sitting room centred around a tiled fireplace with an inset log-burning stove, and benefiting from bi-fold doors to the front garden via a covered veranda with a motorised awning; a separate bay-fronted dining room, also overlooking the front garden; a study, currently utilised as a gym and featuring a part stained-glass casement window; the kitchen/dining room, and; a matching laundry/boot room with excellent built-in storage. The kitchen itself is equipped with a very good range of cupboards and cabinets beneath black granite worktops, incorporating a Blanco composite sink with drainer grooves and a substantial central island with breakfast bar seating and a built-in wine cooler. Integrated appliances include twin Neff electric ovens, a Siemens multi-function induction hob, Neff extractor and Hotpoint dishwasher, whilst there is also a built-in refuse cupboard, space for an American-style fridge/freezer, a pantry cupboard with slate shelving and further storage cupboards within the dining area.

On the first floor are a family bathroom and three very generous double bedrooms, including two with en-suites, of which one is the superb, front-facing master suite with a feature cast-iron fireplace, served by a sizeable walk-through dressing room and a Savoy en-suite shower room with a fully tiled shower enclosure. On the second floor are three further sizeable double bedrooms, of which one benefits from an en-suite bathroom with a freestanding clawfoot slipper bath and fully tiled shower enclosure, another benefits from a very sizeable dressing room, study or games room, and the third overlooks the front garden and includes a built-in wardrobe.

## OUTSIDE

The property is approached via a gravelled driveway, where there is a brick-built garage with a roller shutter door and an inspection pit, together with an attached store/workshop building. The gardens are very well-established and provide colour and interest throughout the year. Of particular note is the front garden, which comprises a sunken lawn enclosed by attractive stone walling and framed by established hedging, featuring specimen shrubs and flowering perennials including a sizeable Japanese acer, whilst the house itself is adorned with a camellia and a Virginia creeper. Further lawned gardens extend to the side and rear of the property, offering excellent space for recreation, relaxation and additional horticulture. In all, the plot extends to 0.36 acres.

## SERVICES

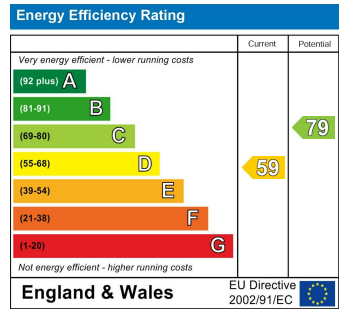
All mains services are connected. Gas-fired central heating via two combi boilers - one serving the ground floor and one serving the two upper floors. Ultrafast broadband is available. Mobile voice/data service is understood to be available through all four major network providers (source: Ofcom online service checker). Please note that the agents have neither inspected nor tested these services.

## VIEWINGS AND DIRECTIONS

Viewing is strictly by prior appointment with the vendor's sole agents, Stags. The What3Words reference is ///king.clips.punks. For detailed directions, please contact the office.

**Approximate Gross Internal Area 3426 sq ft - 318 sq m**
**(Excluding Outbuilding)**
Ground Floor Area 1384 sq ft – 129 sq m
First Floor Area 1112 sq ft – 103 sq m
Second Floor Area 930 sq ft – 86 sq m
Outbuilding Area 327 sq ft – 30 sq m




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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.










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