



Station House





POST

5



# Station House

Quant Park, Tavistock, Devon, PL19 0JQ

Town Centre 300 yards (on foot) • Dartmoor National Park (Whitchurch Down) 1.3 miles • Plymouth 15 miles • A30 Access 13 miles • Exeter 40 miles

One of Tavistock's landmark properties, a fully restored and extended station master's house, now offering some exquisite, highly versatile 5-bedroom accommodation with gardens and parking, positioned in the heart of the town and enjoying spectacular, panoramic views.

- One of Tavistock's Most Iconic Homes
- Exquisite Detail and Character
- 5 Bedrooms, 4 Bathrooms, 4 Receptions
- Hugely Convenient Town Location
- Freehold
- Historic, Listed Former Station Building
- Strong Annexe / Letting Potential
- Gated Drive, Parking, Workshop, Gardens
- Breathtaking Panoramic Views
- Council Tax Band: C

Guide Price £725,000

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## SITUATION

This exquisite, one-of-a-kind property, of some historical note, forms part of the old Tavistock Railway Station, in the very heart of the town. Being within a gated complex set back from the public road, the property benefits from a very good degree of privacy yet is within only a few hundred yards of the town's high street, and the full range of local amenities and facilities. Additionally, its elevated position allows for some quite spectacular views across Tavistock towards Dartmoor and the surrounding countryside.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held.

Plymouth is 14 miles to the south, and Exeter lies 41 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

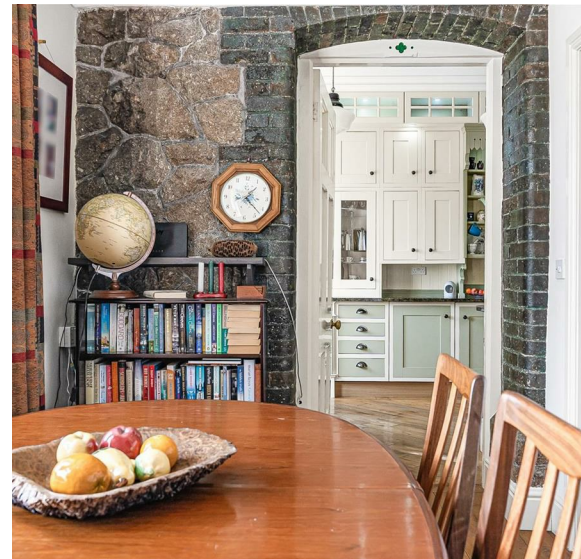
## DESCRIPTION

This incredible, unique and unusual property was built in 1889 of local stone and brickwork, and served as Tavistock North Railway Station until the line's closure in 1968. Occupied as the former station master's residence until as recently as 1999, the house was completely renovated following our clients' purchase in 2007. Having then also been extended in 2009, the house, which faces almost south, now offers some beautifully finished and extremely well-proportioned accommodation with five bedrooms, four bathrooms and four reception rooms in all, with the potential to provide a self-contained, 2-bedroom annexe for a dependent relative, or holiday/residential letting. Externally, the house is complemented by pretty gardens to the front and rear, plus off-road parking, and enjoys some breathtaking 180-degree views of the townscape, surrounding countryside and Dartmoor away to the east.

This is one of Tavistock's most prominent and recognisable landmark buildings, which should appeal strongly to those with an interest in, and a keen appreciation of, characterful period homes, those seeking multi-generational living and those whose highest priorities include comfort, quality and convenience.

## ACCOMMODATION

Being Grade II Listed, the building has retained remarkable character and detailing, including original stone and brickwork, oak structural timbers, ornate coricing and ceiling roses, sash windows, detailed architraves, high skirting, panelled walls, picture and dado rails, parquet flooring, and several fireplaces, whilst also benefitting from high energy efficiency and a C-rated EPC.





The house is entered beneath a canopied porch into an entrance hall, and the accommodation can then be summarised as follows: a bay-fronted sitting room centered around a traditional tiled fireplace; a warm and cosy separate snug/study with its own log burner set into a marble fireplace; a beautifully appointed, bespoke kitchen/breakfast room with an excellent range of cupboards and cabinets, with granite worktops incorporating a 1.5-bowl ceramic sink, a Stoves Rangecooker with a 5-ring gas burner and double oven, plus integrated appliances including twin fridges and separate freezer, and a Candy dishwasher; a separate utility/walk-in larder; a dining room; an office, and; a rear boot room with built-in storage, leading to the extension. The extension comprises an open-plan kitchen/reception room, currently serving as a home gymnasium, with a full suite of units and appliances, plus a ground-floor wet room.

Off the principal first-floor landing, there are three double bedrooms, including a wonderful master with its own tastefully finished en-suite wet room, plus a standalone family bathroom complete with a freestanding slipper bath and wet room-style open shower. Off the second landing, within the extension, are two further bedrooms, of which one is an attractive double served by its own en-suite bathroom containing both a tiled bath and a wet room-style open shower.

#### OUTSIDE

The property is approached through electric gates, over a tarmac drive. There is private parking for up to three vehicles, and three guest spaces for this property and three neighbours. To the front of the house are pretty garden areas, including a front lawn and seating area, which is positioned to take full advantage of the panoramic views. At the rear of the house is an enclosed courtyard-style garden which is perfect for capturing the evening sun, featuring an attractively planted, raised stone border. At the head of the parking area is a detached workshop which has a range of benches, storage, washup space, and a gardeners' WC, and benefits from water, power and lighting. This building could be adapted as a garage or for other purposes, subject to any necessary consents or approvals.

#### SERVICES

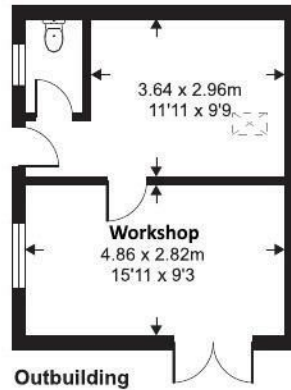
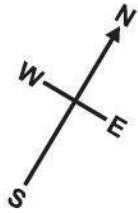
All mains-supplied services. Gas-fired central heating throughout. Ultrafast broadband is available. There are mobile voice/data services available through all four of the major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

#### AGENT'S NOTES

The property shares the gated access with four other dwellings, of which one has a right of access across the property's front driveway. The property pays a small share towards the cost of the communal lighting and electric gates (approximately £14 per quarter) and contributes 1/5th towards the upkeep of a section of the shared accessway. Please contact Stags for further details.

#### VIEWINGS AND DIRECTIONS

Viewings are strictly by appointment with Stags. The What3words reference is ///movie.groom.folds. For detailed directions, please contact the office.

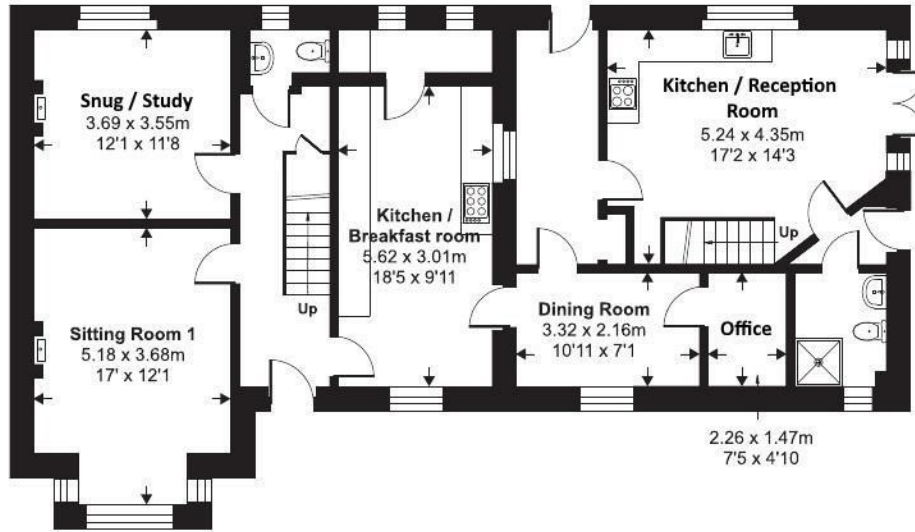


Outbuilding

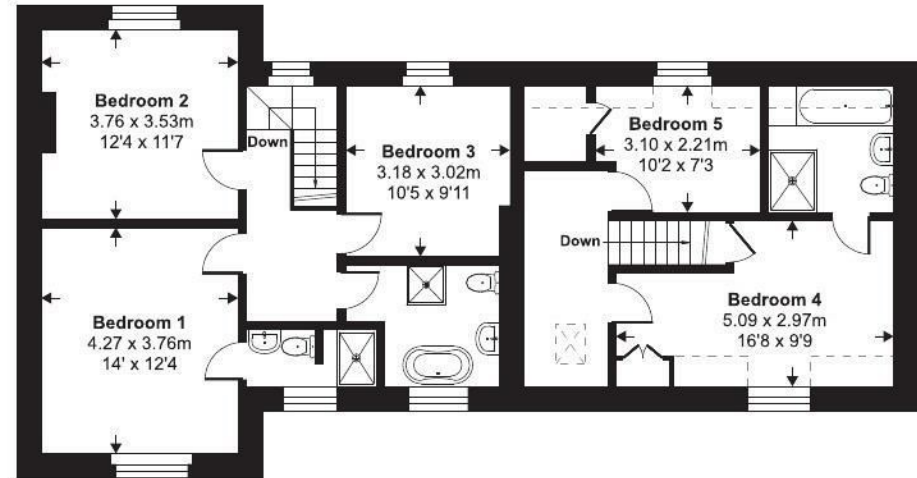
Approximate Area = 2203 sq ft / 204.6 sq m  
 Limited Use Area(s) = 49 sq ft / 4.5 sq m  
 Outbuilding = 310 sq ft / 28.7 sq m  
 Total = 2562 sq ft / 237.8 sq m

For identification only - Not to scale

Denotes restricted head height



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1281907



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

82

76



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