16, Plymouth Road

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16, Plymouth Road

Tavistock, Devon, PL19 8AY

Bus Station 50 yards • Park/Leisure Centre 250 yards • Town Centre 300 yards • Mount Kelly School 0.9 miles • Dartmoor National Park 1.1 miles • Plymouth 16 miles • Exeter 40 miles

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One of the town's most prominent and notable Grade II Listed buildings, with planning consent for reversion to a substantial statement home, amongst mature walled gardens including a 2-storey stone barn offering additional potential.

- One of Tavistock's Landmark Buildings
- Currently Mixed Commercial/Residential Use
- Within Just 300 Yards of Tavistock's Centre
- Rateable Value £8,500
- Freehold
- Built c.1865 and Grade II Listed
- Planning to Revert to a Statement Home
- Walled Garden, Stable Barn, Extensive Parking
- No Onward Chain
- Council Tax Band: B

Guide Price £700,000

Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | tavistock@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

SITUATION

The property occupies a prominent and hugely accessible, central location within Tavistock, on Plymouth Road, within a short, level walk of all of the town's many amenities, facilities and transport links, including Bedford Square and the Pannier Market (300 yards), the high street, Meadowlands public park and leisure centre (250 yards), and the bus station (50 yards). Access to Dartmoor National Park, at Whitchurch Down, is just over 1 mile away, or only 0.75 miles on foot, offering unlimited opportunities for outdoor pursuits.

Tavistock itself is a thriving market town in West Devon, forming part of a designated World Heritage Site, and rich in history and tradition dating back to the 10th century. Well-known for its wonderful sense of community and offering a very high standard of living, today the town features a superb range of shopping, recreational and educational facilities, including the sought-after independent and private school, Mount Kelly (0.9 miles). The bustling high street features an eclectic mix of independent shops and national retailers, and there is an excellent choice of cafes, restaurants and public houses. The city of Plymouth is 15 miles to the south, and Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

This is a once-in-a-generation opportunity to acquire one of Tavistock's most notable and recognisable buildings, now offering the chance to create a unique statement home in the very heart of the town. Currently configured as a mixed-use premises with an office on the ground floor and a spacious 4-bedroom maisonette over, this Grade II Listed building - the only detached house on Plymouth Road - is offered chain-free, with the benefit of full planning consent for reversion into an impressive and substantial single dwelling of almost 3,000sq.ft, comprising five bedrooms (four doubles), three bathrooms and four receptions. Externally, the house is complemented by a mature walled garden featuring a 2-storey stable barn offering further scope, perhaps for an annexe or other ancillary use. Indeed, interested parties might wish to explore other options for the site, including the conversion of the house into multiple apartments, a variation of the existing mixed-use setup, or the conversion of the stable into a separate dwelling (all subject to any necessary consents).

ACCOMMODATION

The layout is currently configured with the office premises occupying most of the ground floor, and the maisonette occupying the remainder, and also the entirety of the first floor. The office comprises the front tiled vestibule, a central hallway, several individual office spaces, and kitchen and WC facilities to the rear, where there is also access out to the rear garden. The maisonette is accessed separately, to the side of the building, and is comprised of a tiled hallway with an elegant turning staircase, a WC, a sizable utility room and a workshop/store room on the ground floor, whilst on the first floor are an impressive, high-vaulted sitting room overlooking the garden, a comprehensively fitted kitchen/dining room with integrated appliances, a large, central hallway/landing with doors out to a balcony, four bedrooms (three doubles, one en-suite), and a spacious family bathroom. In all, the floor area of the building amounts to some 2,885sq.ft.

OUTSIDE

To the front of the property is a very large, walled and tarmacked driveway providing extensive parking and turning space. The rear garden - also walled - is very well-established, planted with mature shrubbery and specimen trees, and otherwise laid to well-kept lawn. Within the garden is a former greenhouse and a 2-storey, stone-built stable barn, which offers excellent storage, workshop or, potentially, garage space, as well as further opportunity for conversion, subject to any necessary consents or approvals. There is also double-gated vehicular access into the garden, and a door into the barn, from Garden Lane at the rear.

PLANNING CONSENT

Full Planning Consent, and the associated Listed Building Consent, was granted by West Devon Borough Council on 29th July 2025, under application reference 1512/25/FUL, for "Conversion of existing commercial & residential flat to single dwelling & associated works". Copies of the relevant documentation can be obtained from the council's planning portal or via Stags. Planning was also historically granted, in 1994 (now lapsed), for the conversion of the stable barn to a dwelling.

SERVICES AND OUTGOINGS

Council Tax Band: B. Rateable Value £8,500. Mains water, electricity, gas and drainage. Gas-fired central heating (individual boilers for the office and maisonette). Ultrafast broadband is available. Mobile voice/data services are available through all four major 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 full access along Garden Lane, to the rear of the property.
2. There is a Tree Preservation Order covering a Yew Tree on the eastern boundary.

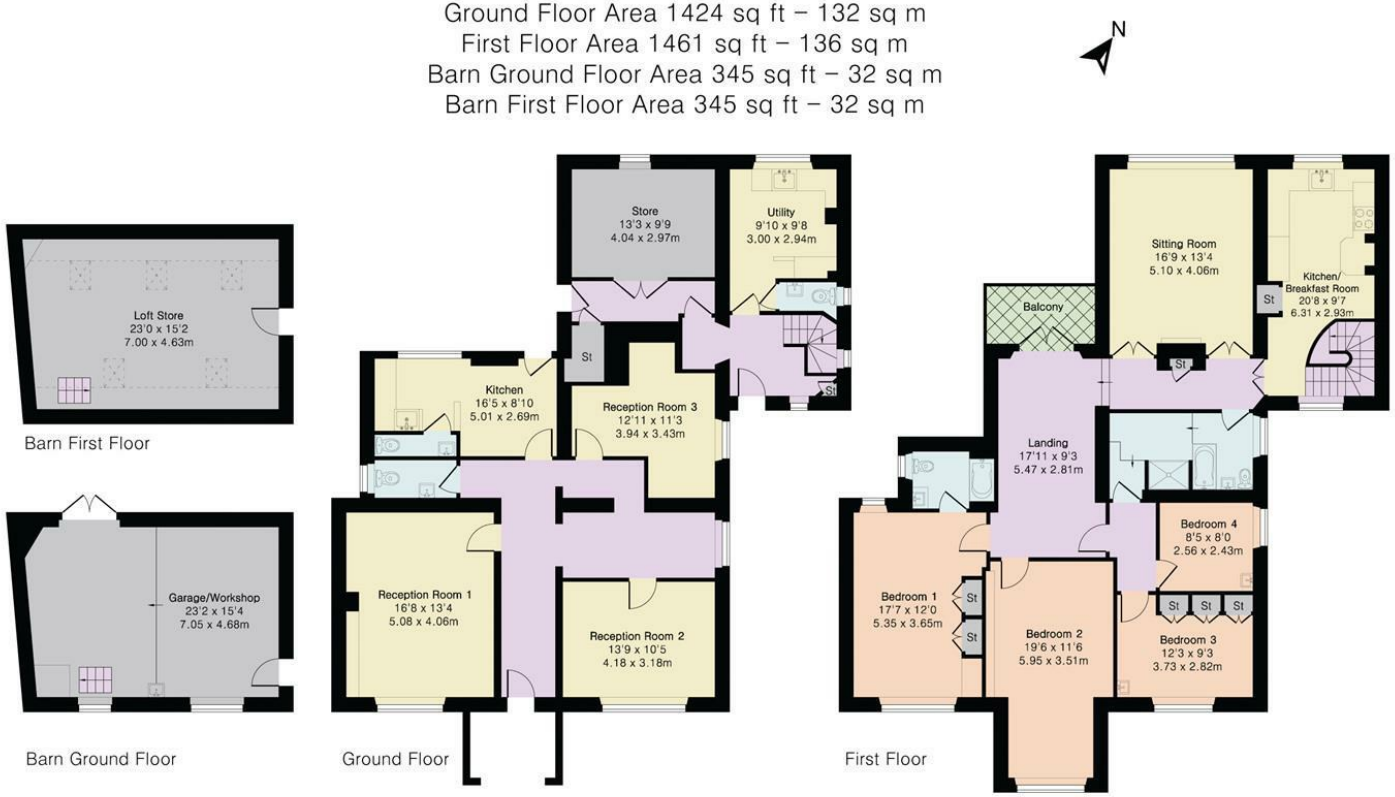
VIEWING AND DIRECTIONS

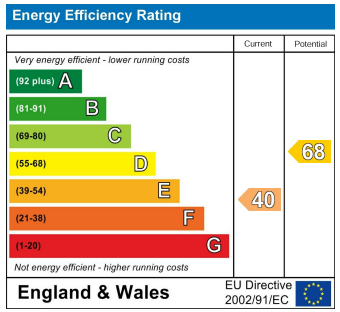
Viewings are strictly by prior appointment with the vendor's sole agent, Stags. the What3words reference is ///secret.panic.tame. For detailed directions, please contact the office.

Note: Images to the left are of the ground floor commercial premises

Approximate Gross Internal Area 2885 sq ft - 268 sq m
(Excluding Barn)

Ground Floor Area 1424 sq ft – 132 sq m
First Floor Area 1461 sq ft – 136 sq m
Barn Ground Floor Area 345 sq ft – 32 sq m
Barn First Floor Area 345 sq ft – 32 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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