



St. Margaret's
The Downs • Bere Alson • Devon • PL20





St Margaret's

The Down, Bere Alston, Devon, PL20

"Peaceful Village Living with Space to Grow in the Heart of Bere Alston."

Spacious four bedroom detached bungalow set within a generous plot approaching a quarter of an acre in the heart of Bere Alston. Bright and versatile accommodation extending to over 1,100 sq ft, offering flexible living for families or those seeking single level living. Beautifully established gardens, elevated deck with glass balustrade and countryside views, along with ample parking and a detached garage with inspection pit.





Vendors Description:

As you consider making St. Margarets your new home, we wanted to share a little of what has made our 15 years here on The Down so incredibly special. While a brochure can show you the layout, it is harder to capture the soul of a home that has been the backdrop to our family's biggest milestones. A Place of Memories

This house is not just a building to us. It is where we brought our son home when he was born. Watching him grow up within these walls, picking his first plums from the garden, and playing in the safety of the park and village has been a privilege.

Our weekends have been defined by the stunning landscape surrounding Bere Alston. We have spent years exploring the hidden trails of the Tamar Valley, taking breezy walks across Dartmoor, and enjoying the ritual of a Saturday morning in Tavistock, hopping between our favourite coffee shops and the Pannier Market.

The Heart of the Home: The Garden and Decking

If we had to pick what we will miss most, it is undoubtedly the outdoor space. The garden has been our sanctuary, but the elevated decking with its glass balustrade has been the true star.

We have hosted countless BBQs and celebrations there with family and friends. There is a specific kind of magic in sitting there on a summer evening, looking out over the countryside with a drink in hand. It is a peaceful, private spot that has hosted some of our happiest moments.

Looking Ahead: The Potential.

While we have loved the house exactly as it is, we have always been excited by what it could become next. We wish you the very best with the potential held in the lapsed planning consent. The opportunity to create a self contained annex or redevelop the loft offers a brilliant canvas.





Property Description:

Set within a generous plot approaching a quarter of an acre, this impressive four bedroom detached bungalow offers over 1,100 sq ft of bright and versatile living accommodation, surrounded by beautifully established gardens and enjoying elevated views across the surrounding countryside. Positioned in a peaceful residential setting within the heart of Bere Alston, the property combines spacious living with exceptional outdoor space, creating a home perfectly suited for family life, entertaining and enjoying the tranquillity of village living.

Approached via a generous driveway providing ample off road parking, the home immediately offers a sense of space and privacy. A detached garage with inspection pit provides excellent additional storage or workshop space, ideal for hobbyists or those requiring practical working areas.

Inside, the accommodation is both welcoming and well balanced. A spacious lounge with large picture window fills the room with natural light, creating a warm and inviting space for relaxation while enjoying views across the garden. A separate dining room offers the perfect setting for family gatherings, dinner parties or special occasions.

At the heart of the home is a well appointed kitchen complete with range cooker, designed for both practicality and everyday living. The kitchen is complemented by a separate utility room and additional storage areas, providing the convenience and functionality modern family life demands.

The bungalow offers four well proportioned bedrooms, providing excellent flexibility for growing families, visiting guests or those looking to create dedicated home office space. A spacious family bathroom and central hallway connect the accommodation, ensuring the layout flows naturally and comfortably throughout the home.

Stepping outside, the property truly reveals its full charm. The extensive rear garden stretches across the generous





plot and has been thoughtfully cultivated with mature trees, productive growing beds and a fruit cage, offering a wonderful environment for keen gardeners and those who appreciate outdoor living. The space provides privacy, colour and seasonal interest throughout the year.

One of the standout features of the property is the impressive elevated decked terrace with contemporary glass balustrade. From here, you can enjoy open views across the surrounding countryside while relaxing or entertaining guests during the warmer months. A children's tunnel slide connects the upper deck to the lower garden, adding a unique and playful feature that younger family members will love.

Importantly, the property also benefits from previous planning approval (Ref: 00220/2015) for a loft conversion and extension to create an annex to the main dwelling. This presents exciting potential for future expansion, multigenerational living or further enhancing the overall value of the property.

Homes offering this combination of space, potential, gardens and location are rarely available. This is a property that truly needs to be experienced in person to appreciate everything it has to offer.

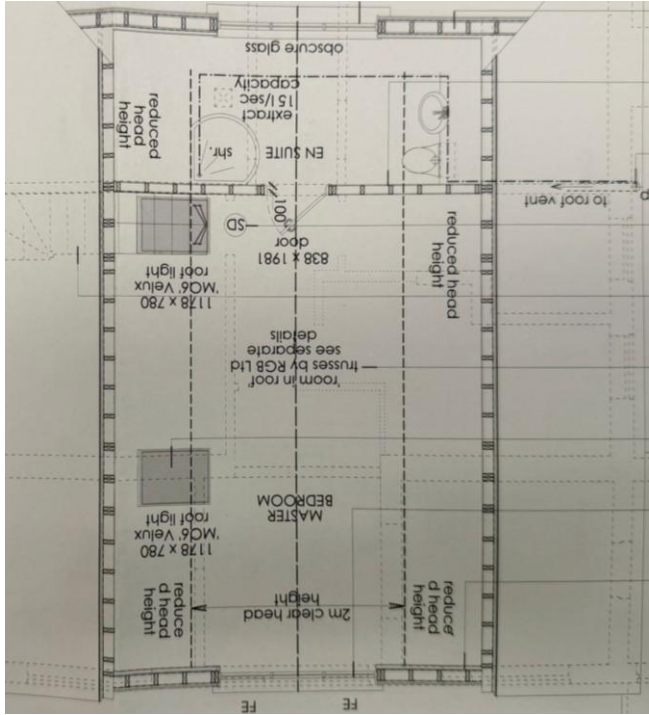
Property Viewings:

We anticipate high demand for this exceptional property and advise early viewings to avoid disappointment. All applicants will be subject to a rigorous registration and financial verification process. Viewings are strictly by appointment and subject to availability. For more information, please call 01752 875075.

Directions:

To locate the property, you may use the postcode provided or, for greater accuracy, refer to the What3Words address:

[///paradise.gross.tickling](https://www.what3words.com/paradise.gross.tickling)



ABOUT BERE ALSTON:

Nestled on the edge of the stunning Tamar Valley Area of Outstanding Natural Beauty, Bere Alston is one of Devon's hidden gems. This charming village offers the perfect balance of countryside living and everyday convenience, with a welcoming community, local shops, pubs, a primary school and its own railway station providing direct links to Plymouth.

Surrounded by beautiful walks, riverside scenery and open countryside, it is a fantastic location for those who love the outdoors while still remaining within easy reach of the city.

General Property Disclaimer:

These particulars are for general guidance only and do not form part of any offer or contract. All descriptions, measurements, floor plans, and information are provided in good faith but are approximate and not guaranteed.

Any reference to planning permission, building regulations, use class, development potential, listed status, conservation area, or Tree Preservation Orders (TPOs) must be independently verified by the buyer or tenant through the relevant local authority.

Services, utilities, fixtures, fittings, systems, and appliances have not been tested, and no representation is made as to their condition or suitability. Buyers or tenants should also carry out checks for environmental risks including flood zones, invasive species (e.g. Japanese Knotweed), subsidence risk, and other local or natural hazards.

Tenure, boundaries, access (including over private roads), rights of way, covenants, lease details, service charges, and any associated costs or taxes (including Stamp Duty) should be confirmed by a legal adviser.

Photographs, videos, and marketing materials may be digitally enhanced, staged, or illustrative and may not

reflect the current condition.

Prospective buyers and tenants are strongly advised to carry out their own inspections, surveys, and legal due diligence before entering into any agreement.

Hindhead Property Limited accepts no liability for loss or damage arising from reliance on these particulars.

Stamp Duty Land Tax:

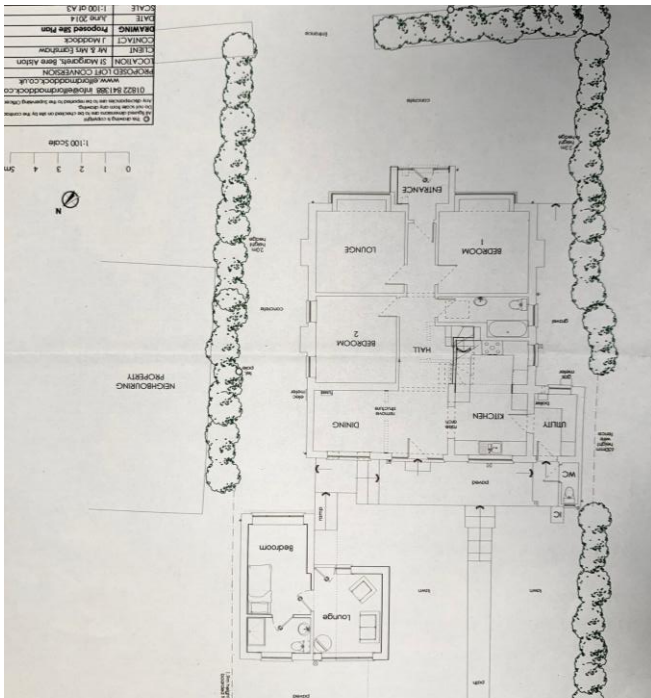
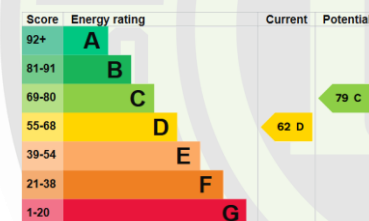
(SDLT) or Land and Buildings Transaction Tax (LBTT) may apply in certain circumstances. Buyers are advised to check their liability before proceeding with a purchase.

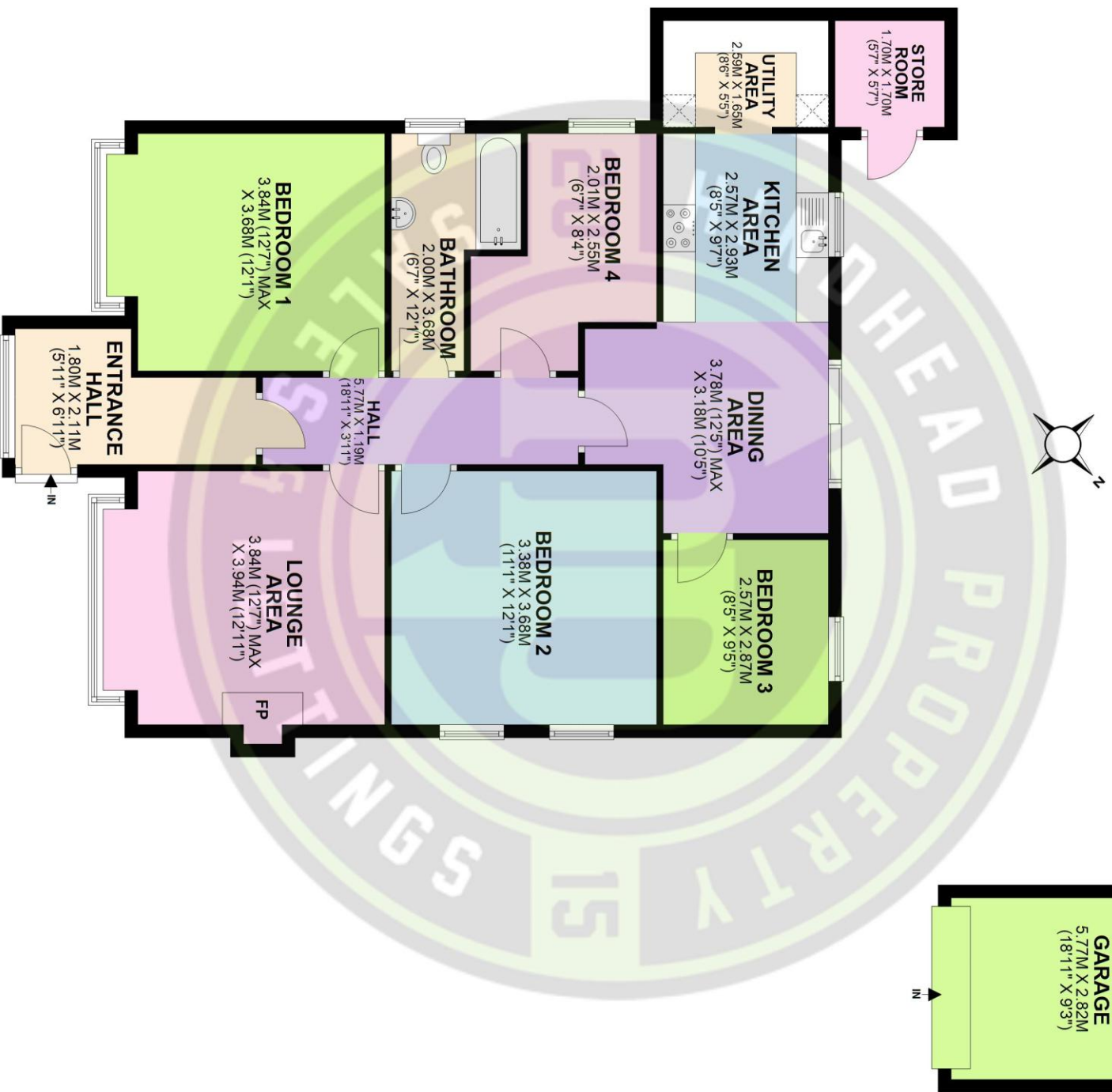
Floor Plan:

This floor plan is for guidance only and should not be considered a factual representation. It is not to scale, and all measurements are approximate. The property was measured in accordance with RICS Property Measurement Standards (IPMS). Viewers rely on it at their own risk. All rights reserved. Copyright © 2025 Hindhead Property LTD.

EPC & Council Tax

We understand this property falls within **West Devon Borough Council**. Council Tax Band D. However, buyers should verify this information directly with Plymouth City Council before making any decisions. The current EPC is logged as Certificate number: **0635-3046-2202-7625-5204**. EPC Rating D.





GROUND FLOOR

APPROX. 121.9 SQ. METRES (1312.1 SQ. FEET)

This floor plan is provided solely for guidance purposes and should not be construed as a representation of fact. It is intended for informational use only and is not drawn to scale. Any reliance placed on this plan is at the viewer's own risk. All rights reserved.
Copyright ? 2024 Hindhead Property LTD.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

18 Mannamead Rd, Mutley, Plymouth PL4 7AA
01752 875075 • enquiries@hindheadproperty.com

www.hindheadproperty.com

