Middle Woodley

STAGS

Middle Woodley,

Sydenham Damerel, Devon, PL19 8QU

Pub/Farm Shop 0.9 miles • Fuel Station/Mini-market 2.3 miles • Tavistock Town Centre 5.5 miles • Dartmoor National Park 6.2 miles • Plymouth City Centre (via A386) 19.5 miles • Exeter 43 miles

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A very substantial and highly versatile, non-listed period family home in an unspoilt countryside location close to Tavistock, sitting in good-sized, south-facing gardens enjoying westerly views, 0.61 acres in all.

- Substantial, Historic Period House
- Four Versatile Reception Rooms
- Carriage Driveway, Garage/Workshop
- Uninterrupted 180-degree Views
- Freehold
- Five Bedrooms, Two Bathrooms
- Potential for Annexe/Holiday Let
- Large, Level Gardens, 0.61 Acres in All
- Quiet, Private yet Accessible Location
- Council Tax Band: G

Guide Price £819,950

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

This completely individual character home is located in an extremely quiet, private and picturesque countryside setting just a few miles from Tavistock, within the Tamar Valley National Landscape (formerly AONB), and just outside the Cornwall and West Devon Mining Landscape - a UNESCO World Heritage Site. The house is largely surrounded by open countryside, over which it enjoys some superb open views, and there are numerous walks and trails on the doorstep presenting many opportunities to explore the region's rich heritage, including access to the Devon Great Consols woods just 1.8 miles away. There is a welcoming pub, the Copper Penny, and a superb small farm shop less than a mile away, and a convenient local general store and fuel station within 2.3 miles, whilst the nearby village of Lamerton boasts the popular Blacksmith's Arms public house.

Tavistock, 5.5 miles away, 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. Plymouth is 14 miles to the south, and Exeter lies 41 miles to the northeast, providing rail and motorway connections to London and the rest of the UK, and an international airport.

DESCRIPTION

This historic, non-listed country residence is understood to have distant origins from the 16th century, although it is now largely of Georgian-era design and proportions, with later additions and alterations, and is brimming with characteristics commensurate with the property's age. The deceptively spacious accommodation extends to around 3,250 sq.ft and comprises five bedrooms, two bathrooms and four receptions, plus several ancillary areas, all of which offer tremendous space for large and active families, and could also be configured to provide an annexe or holiday letting option, subject to any necessary consents. Externally, the property occupies a plot of some 0.61 acres, encompassing a large carriage-style driveway and garage/machinery store, plus sizeable front and side gardens, all enjoying wonderful, uninterrupted views to the south and west, and benefiting from an excellent degree of peace, privacy and shelter.

ACCOMMODATION

Throughout the house, there are extensive character details and features including exposed original floorboards and oak flooring, ledged-and-braced doors, original architraves, window shutters, panelled walls, original cupboards, coving and decorative ceiling mouldings, extensive slate flooring, exposed beams and several fireplaces. The house is accessed beneath a Georgian-style portico into a central reception hallway, with the principal staircase and under-stair storage. There is also a secondary, rear staircase and rear access, which would allow the house to be split into a principal 3-bedroom dwelling with a separate 2-bedroom ancillary cottage for us as an annexe or holiday let (STP).

From the entrance hallway, the ground-floor accommodation is comprised as follows: a dual-aspect drawing room, centred around a marble fireplace on a slate hearth, enjoying views over the gardens and surrounding countryside; a separate snug/study with a log-burning stove on a slate hearth and countryside views; the kitchen/dining room with flagstone slate flooring and patio doors to the rear garden; a dedicated office overlooking the rear garden and featuring an original cast-iron fireplace; a dual-aspect family room with a granite fireplace housing a log-burning stove, plus a door to the rear garden and internal access to the back staircase; a further room, currently used as a gym; a porch/boot room from the driveway, with exposed beams and lintels; a utility room with space for laundry appliances, and; a cloakroom. The kitchen is fitted with a very good range of traditional timber cupboards, cabinets and shelving, with timber and slate worktops incorporating a double ceramic sink, together with a freestanding island with slate worktop. Appliances include a four-ring electric hob, Baumatic electric oven, and oil-fired Rayburn with oven, grill and twin warming plates set within a substantial, granite former Inglenook fireplace.

Off the principal first-floor landing are three double bedrooms, including a sizeable principal room with an adjacent dressing room. These are served by a well-proportioned family bathroom, fitted with a freestanding roll-top bath and fully tiled shower enclosure, plus a separate WC. Off the rear landing are two further bedrooms, one double and one generous single, plus a shower room fitted with a fully tiled enclosure and Triton electric shower.

OUTSIDE

The property is accessed via a gravelled and wall-enclosed carriage driveway featuring some mature trees and shrubs, including pretty acers and an apple tree. At the head of the driveway is a stone-built garage and machinery store, and there is a further stone shed to one side. There are garden areas to the front and side of the house, whilst the principal garden sits to the rear, facing due south and comprising a large, well-kept lawn with stone wall boundaries and a variety of mature shrubbery including a spectacular large magnolia, a cherry tree, two colourful wisterias, various apple trees, plus pear and fig trees. Additionally, there is a timber pergola and a timber shed, a 10'x6' greenhouse in need of some replacement glazing, and the remains of a stone outbuilding which may offer the potential to be rebuilt or repurposed, subject to any necessary consents. The garden also benefits from the wonderful, unspoilt and uninterrupted pastoral views to the south and west. In all, the plot amounts to 0.61 acres.

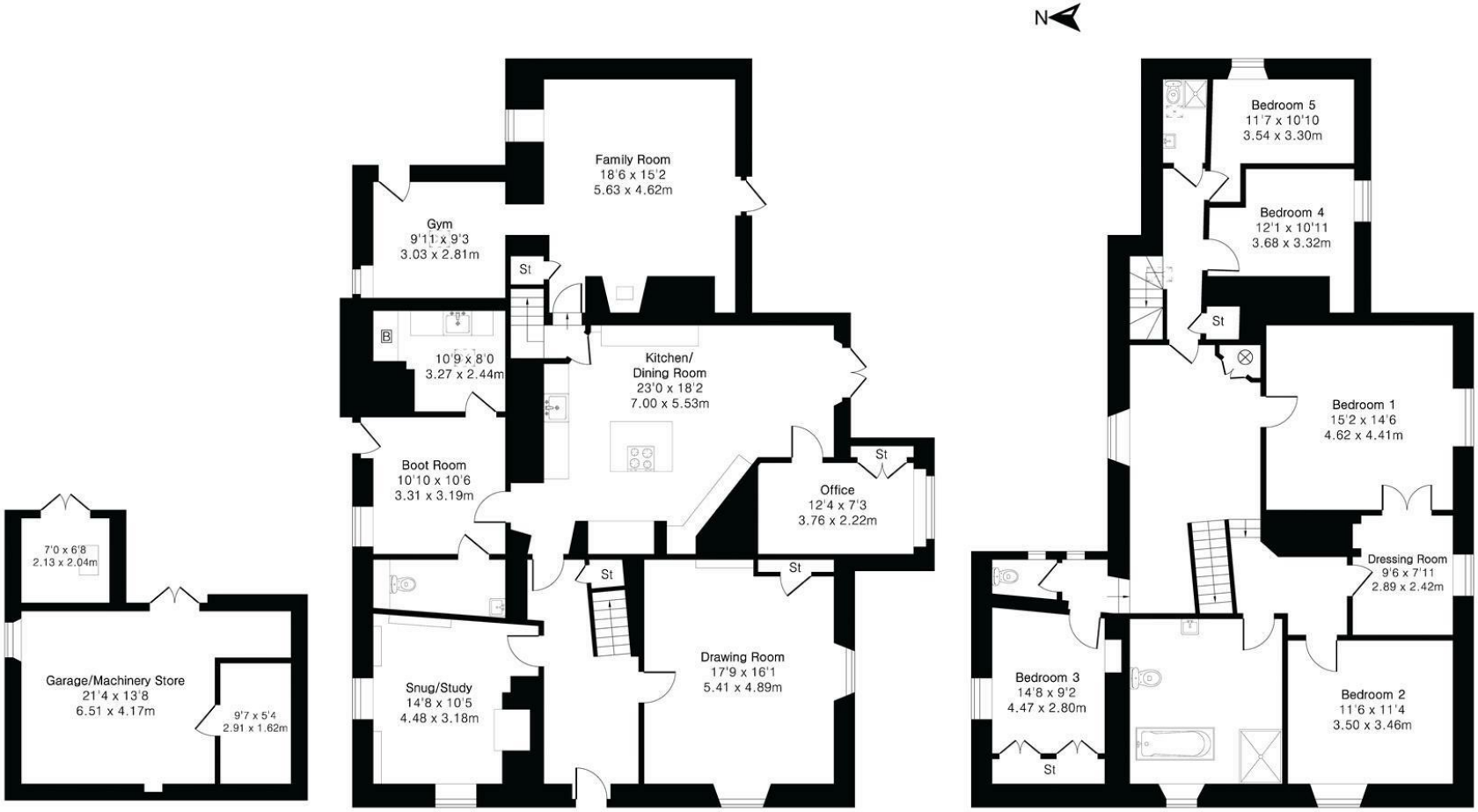
SERVICES

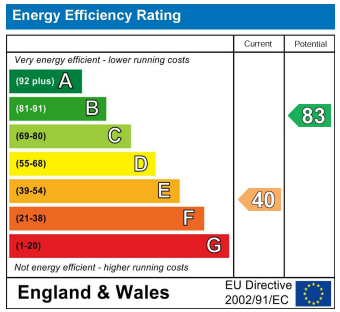
Mains water and electricity. Oil-fired central heating. Private drainage via a septic tank (currently being replaced with a brand new sewage treatment plant). 20x photovoltaic panels. Standard broadband is available (our clients use AirBand). Variable mobile voice/data service is available through all four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE

We understand that a public footpath enters the drive and briefly crosses the northwesternmost part of the plot before turning west across the neighbouring field. Please contact Stags for details.

Approximate Gross Internal Area 3259 sq ft - 303 sq m
(Excluding Outbuilding)
Outbuilding Area 351 sq ft – 33 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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