



Town • Country • Coast



Madge Lane, Tavistock

Guide Price £750,000



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Madge Lane

Tavistock

In an unrivalled position, enjoying superb views of the viaduct, town and Dartmoor, boasting extensive gardens and grounds of approximately three quarters of an acre, is this detached five bedroom cottage, together with a detached three bedroom annexe.

Offering flexible living for multi-generational families or as a secondary income, with the annexe, the main house benefits three reception rooms, including a large reception hall, impressive sitting room with woodburning stove, extensive kitchen/dining room opening into a superb garden room overlooking the decked terrace and views. Also on the ground floor you will find an office and adjoining utility/boiler room with the inverter for solar panels and battery back up, for both the cottage and annexe. A ground floor bedroom with an ensuite shower room, ideal for those not wishing to use stairs. The striking bespoke fitted kitchen enjoys stunning views via bi-folding doors to the rear. A central island, with solid wood worktop, cupboards and sockets below, further units under solid stone worktops, Belfast sink, electric Aga range cooker, further built-in electric oven and half size induction hob. Small wine fridge and wine rack. Integrated dishwasher and space for American style fridge/freezer.

On the first floor, generous bedrooms complemented with two ensuite bathrooms and a cloakroom. The master suite boasts a Juliet balcony enjoying the views, dressing room and a large ensuite shower/bathroom with 'egg' shape bath and walk-in shower. Further double bedroom with ensuite bathroom and three further bedrooms.

Approached over a gravelled drive providing parking for around five cars, access is given to the annexe and a right of way to a further property. The private gardens and grounds wrap the cottage with extensive decked terrace, many mature hedges, sunken patio, useful store shed and a detached former piggery. Adjoining paddock, currently overgrown but potential for many uses.



Reception Hall	16'5" x 13'3" (5.01m x 4.04m)
Sitting Room	16'2" x 13'8" (4.95m x 4.18m)
Kitchen/Dining Room	30'9" x 13'1" (9.39m x 4.01m)
Garden Room	10'2" x 9'4" (3.10m x 2.87m)
Office	12'9" x 10'3" (3.89m x 3.14)
Utility/Boiler Room	
Ground Floor Bedroom 6	13'10" x 10'2" (4.22m x 3.12m)
Ensuite Shower Room	7'10" x 6'4" (2.39m x 1.95m)
First Floor Landing	
Bedroom 1	13'9" extending to 22'0" x 13'3" (4.20m extending to 6.73m x 4.04m)
Dressing Room	7'10" x 7'4" (2.41m x 2.25m)
Ensuite Bathroom	13'4" x 6'3" (4.07m x 1.93m)
Bedroom 2	14'0" x 12'6" (4.27m x 3.82m)
Range of built-in wardrobes.	
Ensuite Bathroom	6'5" x 5'6" (1.98m x 1.68m)
Bedroom 3	12'0" x 10'7" (3.68m x 3.23m)
Range of built-in wardrobes.	
Bedroom 4	10'9" x 9'10" (3.28m x 3.00m)
Cloakroom	5'8" x 5'1" (1.73m x 1.55m)



Bedroom 5

10'4" x 9'10" (3.15m x 3.00m)

DETACHED ANNEXE

Comprises 3 Bedrooms. Details and floorplan to follow. EPC - Commissioned.

Services

Mains water, electricity, drainage and gas.

EPC

TBC - Commissioned

Tenure

Freehold

Local Authority

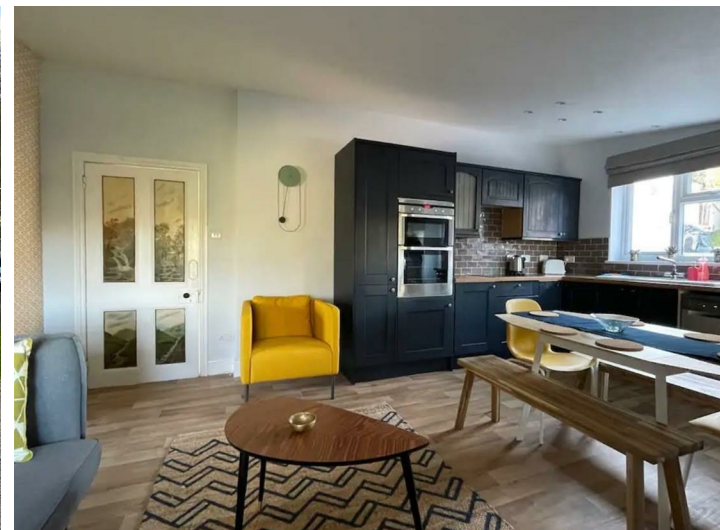
West Devon Borough Council. Tax Bands - Main House F and Annexe A

Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

Directions

From Tavistock, proceed along Drake Road, turning left into Glanville Road, continue along this road and as it descends and bends to the right, the entrance to Madge Lane, which is a no-through road, will be found on the left.



Annexe



Annexe



Floor Plans



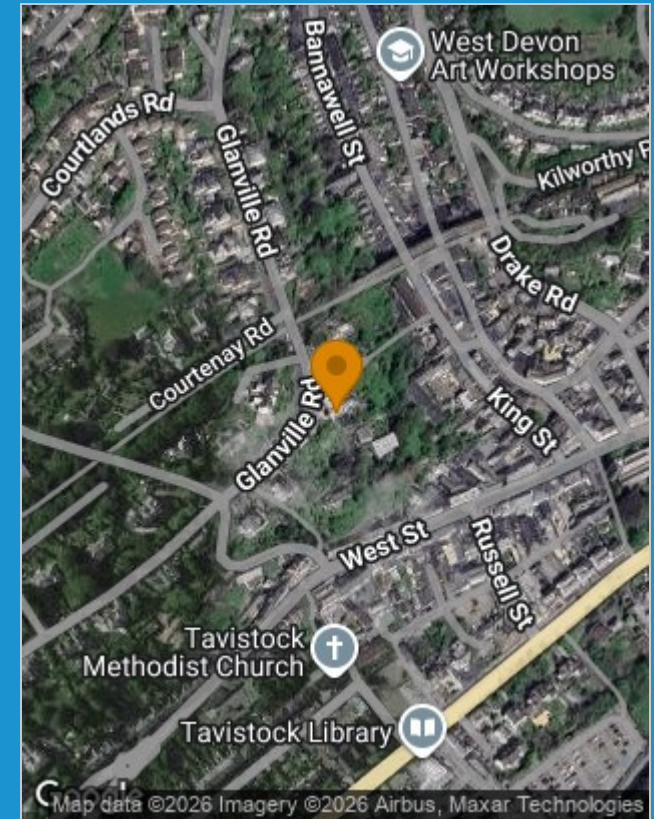
Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC