



Town • Country • Coast



Bal Lane

Mary Tavy, Tavistock

Offers In Excess Of £500,000



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## Bal Lane

Mary Tavy, Tavistock

Set back from the road with a long private drive and secluded gardens to front and rear, is this immaculately presented detached bungalow, offering superb light, airy and spacious accommodation, with versatile reception rooms, open plan with woodburning stoves, three double bedrooms, two with en suites. One of the bedroom suites being first floor. Enjoying stunning views toward the Moor.

As you enter a welcoming entrance hall, the principal rooms offer a generous sitting room with bay window and fireplace housing a woodburner, opening into the kitchen/diner and garden room. A superb light space that gives the heart of the home plenty of family room to enjoy. The kitchen boasts a range of wall and base units with breakfast bar, integrated fridge and dishwasher, built-in electric double oven and hob with extractor over. The dining area also boasts a fireplace housing a woodburner and integrated washing machine and freezer under the stairs. From the kitchen you walk into a spacious garden room with bi-fold doors enjoying views over the rear gardens.

From the hall, the main bedroom is front aspect with bay window and full length range of built-in wardrobes. There is a striking shower room with shower cubicle and mains fed shower. The second bedroom is double aspect with French doors onto the patio and an adjacent luxury en suite bathroom. On the first floor is a further suite with double bedroom boasting built-in wardrobes and an en suite shower room, also enjoying moorland views.

The gated drive entrance extends alongside the bungalow and to a further parking area and detached garage with store to the rear. The gardens are a particular delight, with front lawn bordered by mature hedging and established shrubs, leading to the rear gardens with extensive patio area for dining al fresco and taking in the views, lawns with hedge boundaries.

This versatile property will suit a variety of buyers, being located in this sought after moorland village.





### Entrance Hall

### Sitting Room

13'0" x 12'1" (3.96m x 3.68m)

### Kitchen/Dining Room

18'2" x 12'7" (5.55m x 3.86m)

### Garden Room

12'8" x 12'5" (3.88m x 3.80m)

### Bedroom 1

13'0" x 12'1" (3.96m x 3.68m)  
Inc Wardrobes

### Bedroom 2

17'10" x 8'4" (5.45m x 2.56m)

### En Suite Bathroom

8'0" x 5'10" (2.46m x 1.78m)

### Shower Room

7'6" x 5'6" (2.31m x 1.69)

### FIRST FLOOR

### Bedroom 3

10'10" max x 8'11" plus recess (3.32m max x 2.73m plus recess)  
Plus built-in wardrobes. Some restricted height. Eaves storage

### En Suite Shower Room

Some restricted height.

### Garage

With store to rear. In need of some repair.

### Tenure

Freehold

### Services

Mains water, electricity and drainage. Underground LPG gas heating.

### Local Authority

West Devon Borough Council - Tax Band E

### EPC

E/50

### Situation

The property is located within the popular moorland village of Mary Tavy which is approximately 4 miles from the market and ancient stannary town of Tavistock. Mary Tavy offers a good range of village amenities including 2 public houses, well patronised post office/general store, well regarded county primary school, community centre and direct access onto Dartmoor. The nearby market town of Tavistock offers a more comprehensive range of shopping, banking and secondary schooling facilities as well as numerous leisure facilities which include tennis and bowling clubs, indoor swimming pool and 18 hole golf course. The city of Plymouth lies approximately 20 miles distant, and offers a complete range of retail outlets as well as road, rail and air links alongside continental ferry services.

### Directions

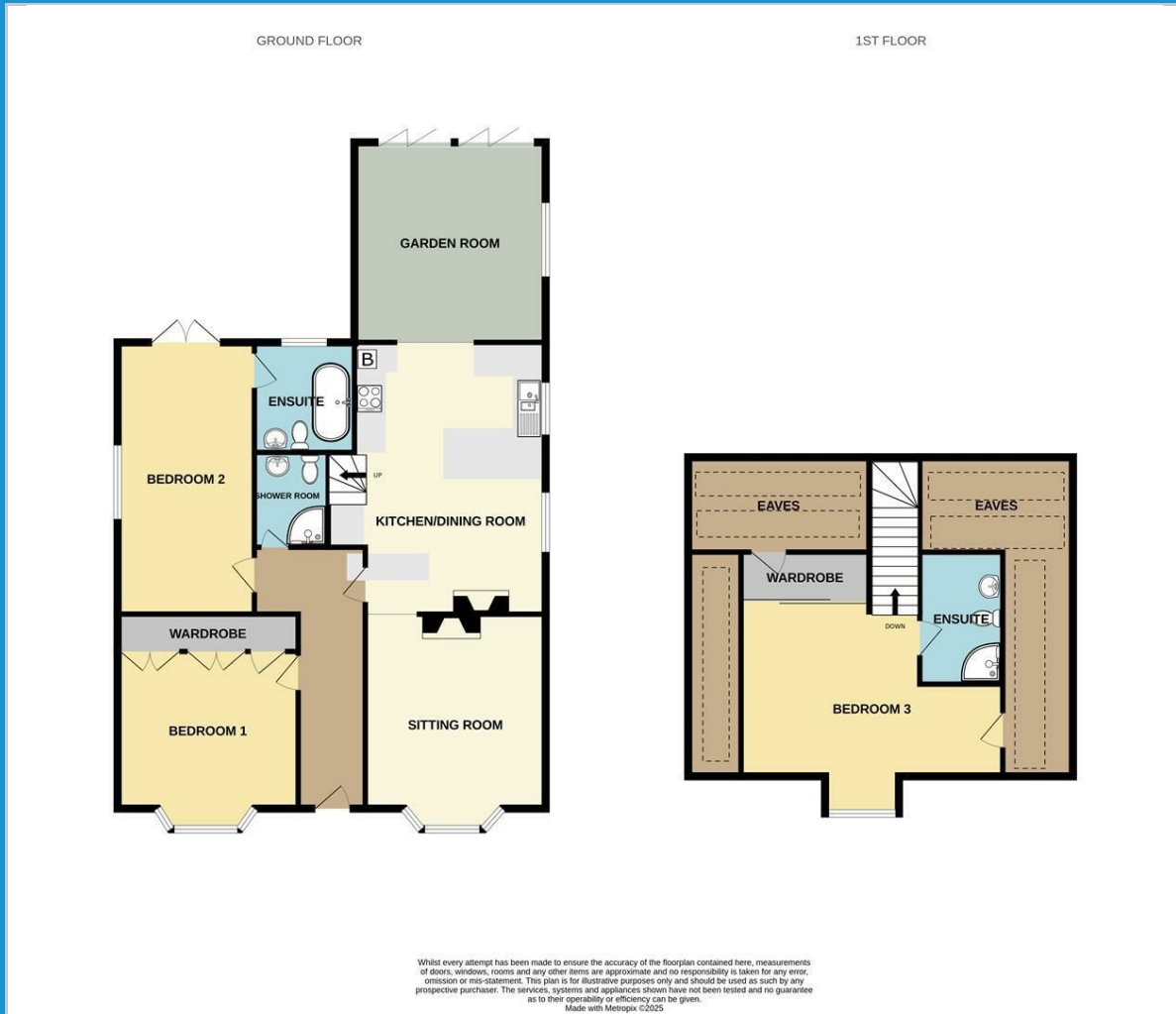
From Tavistock proceed on the A386 towards Okehampton and into the village of Mary Tavy. At the War Memorial turn right into Bal Lane and follow this road for a short distance, where the property will be found on the left hand side.

### Agents Note

The property was re-roofed in 2023.



## Floor Plan



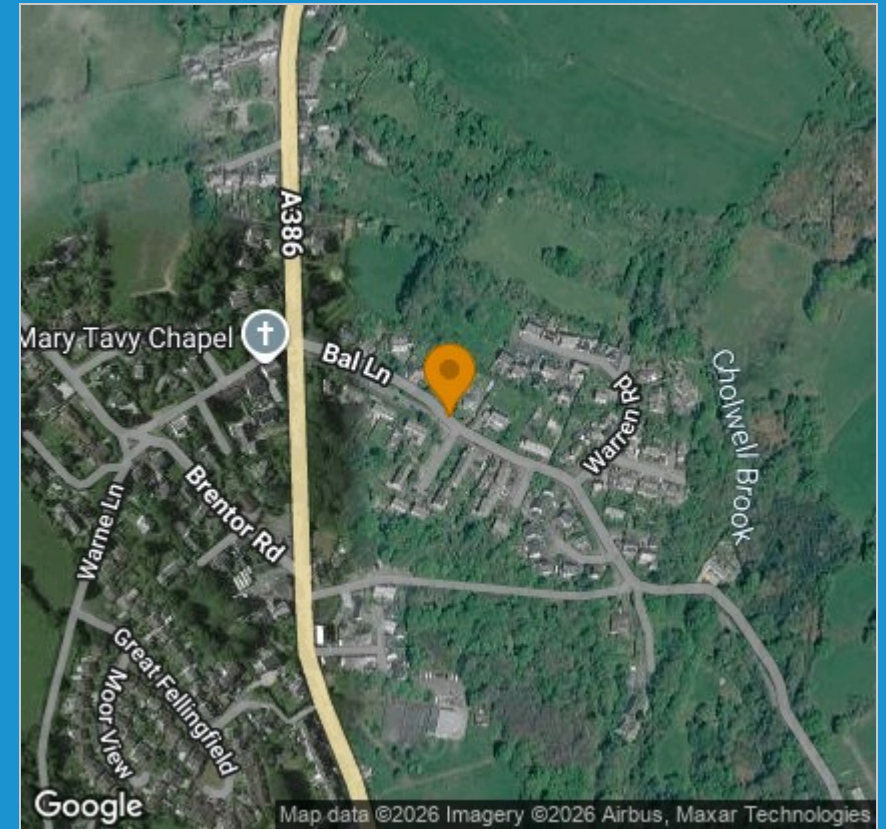
## Viewing

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.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

