view property

Town • Country • Coast

Brook Lane, Tavistock

Guide Price £650,000

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Brook Lane

Tavistock

Beautifully maintained period former Farmhouse offering spacious three double bedroom accommodation with many character features including exposed stonework, parquet flooring, timber latch doors, window seats and fireplaces. Together with a detached stone thresher barn/workshop with mezzanine floor, offering potential for ancillary use or workshop and storage. Highly efficient privately owned photovoltaic solar panels. Gated entrance driveway, superb landscaped formal gardens and conveniently located on the edge of this heritage town.

Believed to date back to the 17th Century, the characterful accommodation comprises; Entrance hall with stairs to main bedroom, open plan sitting/living room with inglenook and stone fireplace, one fully functioning with woodburning stove. Heavy exposed beams, hardwood double glazed windows and window seats. A second stairwell leads to the first floor. Ground floor small study area. Door into rear lobby and a utility room and useful WC. Door to outside and door into the kitchen with dining/garden room. Traditional Farmhouse kitchen units with recessed double oven and hob, space for white goods. Woodburning stove in the dining area. Exposed granite detailing to walls.

On the first floor are three double bedrooms, one with well appointed ensuite shower room and a family bathroom.

A gated driveway provides ample parking and formal lawns to front with Wisteria, Honeysuckle and Roses to name a few, for a fragrant welcome. Large patio for entertaining offering a good degree of seclusion with formal lawned gardens and pond with waterfall, raised vegetable beds. External oil fired central heating boiler and storage tank. The gardens wrap behind the detached Barn/Workshop and are well established with plenty of all round colour. The barn has a mezzanine level and could be used for hobbies, workshop and storage.

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Entrance Porch	
Sitting/Living Room Average measurement.	29'6" x 14'6" max. (9.00 x 4.44 max.)
Study	10'11" x 3'10" (3.33 x 1.19)
Rear Entrance Hall	
Utility Room	
Kitchen/Dining Garden Room	30'1" x 13'1" (9.19 x 4.01)
First Floor Landing	
Bedroom 1	15'1" x 11'10" (4.60 x 3.61)
Ensuite Shower Room	9'3" x 4'9" (2.83 x 1.47)
Bedroom 2	18'0" x 12'2" (5.49 x 3.73)
Bedroom 3	11'6" x 8'7" (3.53 x 2.62)
Bathroom	8'2" x 6'10" (2.50 x 2.10)
Detached Barn/Workshop Approximate measurement with Mezzanine Level	34'0 x 19'0 (10.36m x 5.79m)

Services
Mains water, drainage and electricity. Oil fired external boiler.

EPC
D58

Local Authority
West Devon Borough Council - Tax Band D

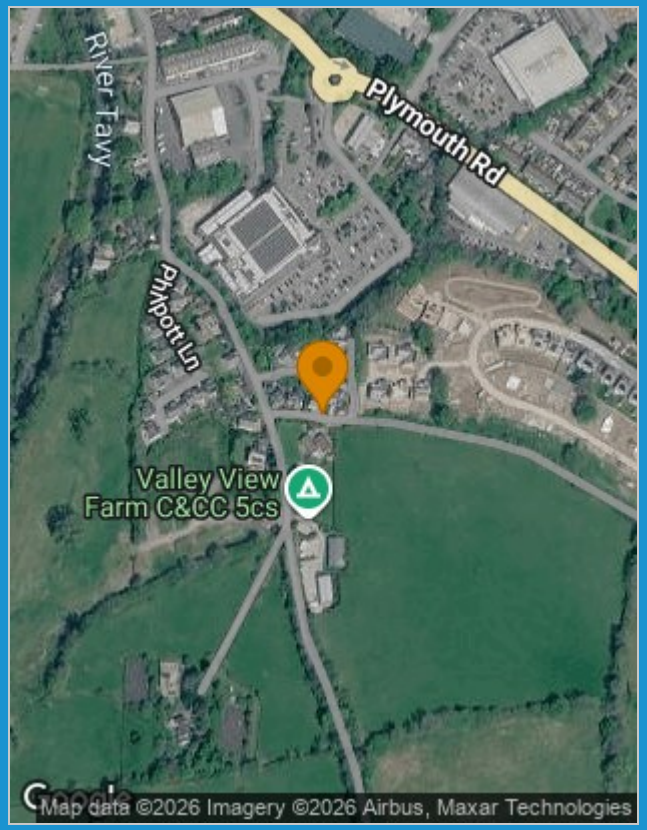
Tenure
Freehold

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.

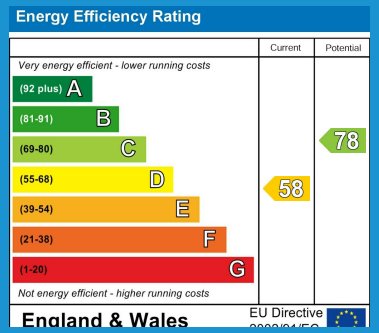
Directions
Travelling from Bedford Square follow Plymouth road towards Morrisons. At the mini-roundabout take the second exit onto Brook Lane. Follow this road, passing Tiddy Close and once you pass the entrance to Philpot Lane, after a short distance, turn left and the gated entrance to the property will be found on the left hand side.

Floor Plans

Location Map



Energy Performance Graph



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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