

Woodland View







Woodland View,

Devon Consols, Tavistock, Devon, PL19 8PB

Fuel Station/Shop 3 miles • Tavistock Town Centre 5 miles • Dartmoor National Park 6 miles • A30 Access (Liftondown) 11 miles • Launceston 12.5 miles • Plymouth 19.5 miles • Exeter 45 miles

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A beautifully finished, Grade II Listed period residence extending to some 3,600 sq.ft., sitting amongst exceptional, varied landscaped gardens and situated in a truly peaceful, private and sheltered woodland setting, 0.93 acres in all.

- Beautiful Former Mine Captain's House
- Five Bedrooms (Four Doubles), Two En-suite
- Two Orchards, Private Woods, Vegetable Plot
- Hugely Peaceful and Private Wooded Setting
- Freehold
- Grade II Listed, Extensive Original Character
- Spectacular Varied Gardens, 0.93 Acres in All
- Wildlife Pond, Various Buildings, Shepherd's Hut
- Easy Access to Amenities and Facilities
- Council Tax Band F

Guide Price £875,000

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SITUATION

This extremely impressive period home is located in an incredible picturesque, verdant setting within the Tamar Valley National Landscape (formerly AONB), just a short distance west of Tavistock (town centre 5 miles - 10 minutes' drive). The house occupies a sheltered clearing on the edge of an extensive, diverse woodland forming part of Devon Great Consols, a renowned mid-19th-century copper mining complex, enjoying an exceptional level of peace and privacy, and direct access to the woods themselves, with all their history and heritage. There is a welcoming pub, the Copper Penny Inn, and a superb small farm shop 1.5 miles away, and a convenient local general store and fuel station within 3 miles, whilst the nearby village of Lamerton boasts the very well-regarded Blacksmith's Arms public house.

Tavistock is a thriving market town in West Devon, forming part of a UNESCO World Heritage site, rich in history and tradition dating 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, whilst the largely 19th-century town centre is focused around the pannier market and Bedford Square, in which regular farmers' markets are held. Plymouth is 15 miles to the south, and the city of Exeter, 40 miles to the northeast, provides rail, air and motorway connections to London and the rest of the UK.

DESCRIPTION

Of some historical note, this incredibly appealing, Grade II Listed home, built, we understand, circa 1854, was originally a mine captain's residence and has been a much-loved home to our clients over the past 20 years. Having undergone a comprehensive programme of refurbishment and overhaul (including re-roofing circa 2007), and benefiting from keen and careful maintenance, the property is host to an array of original features alongside tasteful, high-quality contemporary fixtures, and is presented in truly beautiful condition, giving any purchaser total peace of mind. Complementing the house externally, the magnificent, 0.93-acre gardens and grounds are very well-established, varied and colourful, encompassing a number of different "rooms" and distinct areas, catering for a wide variety of interests and uses, and containing several domestic outbuildings, including a lovely shepherd's hut and a sizeable workshop. This is a truly captivating home in an idyllic setting, offering strong appeal to growing and active families, as well as keen historians and horticulturalists.

ACCOMMODATION

The house has retained a wealth of character features and traditional joinery, including original shuttered sash windows, profiled architraves, high skirting boards, original cupboards, coved ceilings, wall panelling, oak flooring and neoclassical detailing to the porch. An original entrance porch leads into a central reception hallway with an elegant staircase and useful understairs storage. From here, the accommodation comprises: a very comfortable sitting room centred around a multi-fuel stove on a slate hearth and a dining room with original cupboards to both alcoves, both front-facing; the beautifully appointed Charles Gray kitchen with a side door to the gardens; beyond the kitchen, a utility room/scullery with a walk-through pantry, and; an office/craft room, suitable as a snug, reading room or playroom, with a side porch to the garden.













Of particular note, the kitchen is fitted with an excellent range of cupboards and cabinets beneath "Blue Ice" granite worktops, incorporating a 1.5-bowl, stainless steel Blanco sink with drainer grooves. Integrated Neff appliances include a multi-function induction hob, an electric oven, a separate steam oven, a dishwasher and a fridge. Off the half-landing is the family bathroom with both a corner bath and a shower enclosure with a Mira Elite electric shower. On the first floor are five bedrooms, of which four are generous doubles, including the superb master suite, complete with extensive fitted furniture, a walk-through dressing room and a stylish, fully tiled en-suite shower room. The second bedroom/guest room benefits from a particularly sizeable en-suite bathroom, including both a freestanding clawfoot bath and a large walk-in shower enclosure, plus twin wash basins. Finally, there are two further front-facing double bedrooms, one with fitted wardrobes and the other with original, built-in drawers and cupboards, and a fifth, generous single room, currently used for hobbies.

OUTSIDE

To the front of the house, a gravelled driveway provides comfortable parking for four vehicles. The gardens surround the house and have been thoughtfully arranged and landscaped by our clients, to provide various areas for interest and enjoyment, as follows: well-kept front and side lawns, bordered with a variety of mature shrubs, providing colour and variety throughout the year; a large, established wildlife pond and stepped water feature amongst woodland-style planting, blending naturally into its surroundings and overlooked by a decked pier; above the pond, an orchard comprising 16 Tamar Valley variety apple trees; above the house, a productive fruit and vegetable garden, a large polytunnel, plus a good-sized potting shed and a sizeable workshop, both with power and lighting; a garden kitchen and fire pit for barbecuing and entertaining; the shepherd's hut, serving as a summerhouse; a private area of native broadleaf woodland garden, and; other buildings, including a 10'x8' greenhouse, log store, tool and machinery sheds, and a garden furniture store.

SERVICES

Mains electricity. Private borehole water and a (shared) spring-fed backup supply. LPG-fired central heating. Private drainage via a septic tank. Ultrafast broadband is available (our clients use Airband). Variable outdoor mobile voice/data service is available through all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. As the property's history would suggest, it is situated in an area well-known for its historic metalliferous mining. No mine features or workings are known to exist within the property.
2. The property benefits from a right of access over the Tavistock Woodlands Estate track from the nearby public highway. One neighbouring property also enjoys a right of access along the same track and past the property. There are no public or private rights of way crossing the property itself.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///optimally.candle.scuba. For detailed directions, please contact the office.

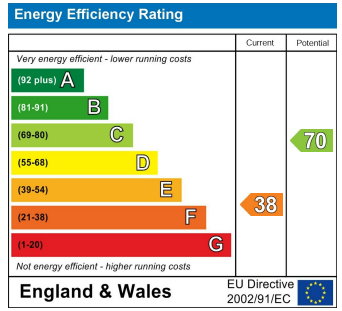
Approximate Gross Internal Area 3611 sq ft - 335 sq m
(Excluding Outbuilding)
Ground Floor Area 1822 sq ft – 169 sq m
First Floor Area 1789 sq ft – 166 sq m
Outbuilding Area 724 sq ft – 67 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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