



LAVENDER COTTAGE

Mary Tavy, Devon



AN IMMACULATELY AND STYLISHLY PRESENTED PERIOD HOUSE

Overlooking large, landscaped gardens, on the
edge of a Dartmoor village near Tavistock

Summary of accommodation

Ground Floor: Reception room | Drawing room | Sitting room | Kitchen | Dining room | Pantry | Utility room
Boot room | Wine room | Two bedrooms both with shower room suites

First Floor: Principal bedroom/shower room suite | Two further bedrooms, one with separate study area | Bathroom

Outbuildings: Garage | Storage buildings

Grounds: Extensive landscaped gardens

Distances: Tavistock 4 miles, Okehampton 12 miles, Plymouth 19 miles
(All distances are approximate)

Offers in excess of £850,000



SITUATION

Mary Tavy is a small village on the western edge of Dartmoor National Park, above the River Tavy, and about 4 miles north of Tavistock. In the village is a church, primary school, post office and shop and the Mary Tavy Inn.

The delightful ancient stannary, and thriving market, town of Tavistock, on the banks of the River Tavy, is within easy reach and is part of a World Heritage Site. The town centre is focused around the Pannier Market and Bedford Square and there is a regular farmers' market. There is an excellent range of independent shops, restaurants, pubs, cafes and hospital and private education with Mount Kelly School and prep school. Golf is at Tavistock Golf Club, Yelverton or St Mellion, about 13 miles away. Several National Trust properties are nearby, including Lydford Gorge, Buckland Abbey and Cotehele.

Dartmoor is renowned for its spectacular scenery, with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers and there are many opportunities on the doorstep for walking, cycling, riding, fishing etc.



To the south is the city of Plymouth, where there is a station with mainline connections to London (Paddington) and from where there are ferries to France and Spain. There is easy access to the north onto the A30 dual carriageway leading west into Cornwall or east to the university and cathedral city of Exeter, where there is access on to the M5 motorway and an airport.

THE PROPERTY

Lavender Cottage is situated on the edge of the village, not far from the open moor, at the end of a private drive, overlooking its stunning landscaped gardens.

The period house is immaculately and stylishly presented, combining period character and charm with high quality contemporary fixtures and fittings. The reception room, hallway and boot room have exposed boarded floors and wall panelling and, off the hall, is the sitting room and 25 foot drawing room, both with wood burners.

Also, off the hallway is the fully fitted kitchen with four oven AGA, central island, walk-in pantry and wide opening to the lovely, light dining room with two sets of French doors opening to the terrace and gardens.

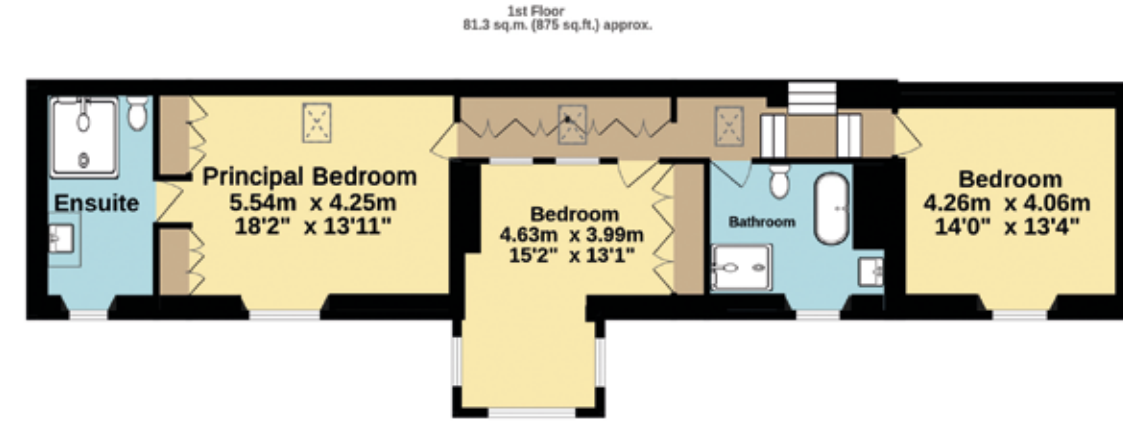
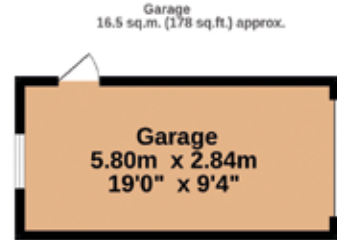
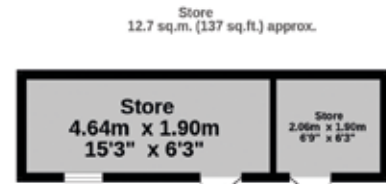
As well as a wine room and utility, there are two bedroom/shower room suites on the ground floor, offering versatile living accommodation. The lovely large principal bedroom is on the first floor with fitted wardrobe cupboards, exposed roof timbers and shower room suite. There are two further bedrooms and a bathroom on this floor, with one of the bedrooms offering a generous study area, giving the potential to work from home.

The entrance drive leads to a gravel parking and turning area beside the house and garage and the house faces essentially south, overlooking gorgeous, landscaped and beautifully maintained gardens. French doors from the dining room/kitchen open to a broad paved terrace providing a delightful sitting and dining out area and connecting to a further paved terrace area outside the drawing room.





- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
286.8 sq.m. (3088 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

There are level lawns fringed and interspersed with colourful plant borders and a plethora of ornamental trees and shrubs. Clipped hedging creates different compartments, including a vegetable garden with greenhouse and another paved terrace covered by a pergola.

The gardens provide an idyllic setting for the house and, to the rear, are some useful stone storage buildings. Although not on the floorplan, there is also a wood store and gardeners toilet.

PROPERTY INFORMATION

- Tenure:** Freehold
- Services:** Mains water and electricity. Private drainage. Central heating.
- Local Authority:** West Devon District Council: 01822 813600
- Council Tax:** Band F
- EPC:** C
- Directions:** PL19 9PY What three words [///market.inform.tango](https://www.google.com/maps/@50.3555556,-4.3555556,15z)



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to tell you more.

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