

view property

Town • Country • Coast

Peter Tavy

Tavistock

Auction Guide £275,000

3 2 2 E

FOR SALE BY PUBLIC AUCTION - GUIDE PRICE £275,000 (Plus Fees) - AUCTION DATE - Tues 15/12/2026
BLOCK VIEWINGS TAKING PLACE SATURDAY 21st November at 11.30am till 1.00PM, FRIDAY 27th November at 1.30PM till 3PM and SATURDAY 28TH November at 2.00PM till 3.30PM. PLEASE CONTACT THE OFFICE TO LET US KNOW YOU ARE COMING.

Nestled in this idyllic moorland edge village is this charming 3 bedroom, 2 reception room detached character cottage offering spacious accommodation, together with level gardens, an ornamental pond and garden store sheds. A driveway provides off road parking for at least two vehicles. Offered with no onward chain.

As you enter the front entrance porch via a timber stable style door, you are welcomed by two large reception rooms. A sitting room with a large stone fireplace, housing a woodburning stove and a kitchen/breakfast room boasting an inglenook fireplace with cloam oven and housing a solid fuel stove. The kitchen area is fitted with a range of traditional units under wooden worktops, large breakfast bar, undermount sink and Neff oven and gas hob, with extractor over. From here, there is a useful utility room which houses the wall mounted lpg gas boiler. A rear porch with further timber stable style door leading to the gardens and a large recess, with a door into a ground floor shower room with large walk-in shower, wc and basin.

On the first floor are two generous double bedrooms and a single bedroom, together with a bathroom comprising a roll top bath, wc and basin. Views over the gardens from the front elevation rooms.

To the rear is a driveway providing parking for at least two vehicles. The gardens are level with lawned areas, many mature established shrubs. Ornamental pond, patio area with useful store for logs. Further garden store and garden area with views toward the Village Church.

AUCTION DATE - Tues 15/12/2026
The online auction will commence from 12 noon on 13th December.

























Entrance Hall

Sitting Room
13'2" x 11'8" (4.02m x 3.58m)

Kitchen Diner
20'5" x 10'8" extending to 11'10" (6.24m x 3.26m extending to 3.61m)

Utility Room
6'10" x 4'8" (2.10m x 1.43m)

Porch

Ground Floor Shower Room
6'2" x 4'8" (1.89m x 1.43m)

Bedroom 1
13'8" x 12'2" max (4.18m x 3.71m max)

Bedroom 2
14'2" x 10'8" (4.32m x 3.26m)

Bedroom 3
13'2" x 5'2" max (4.02m x 1.59m max)
Restricted head height.

Bathroom
7'0" x 5'8" (2.15m x 1.75m)

Services
Mains electricity and water. Drainage to septic tank. LPG Gas.

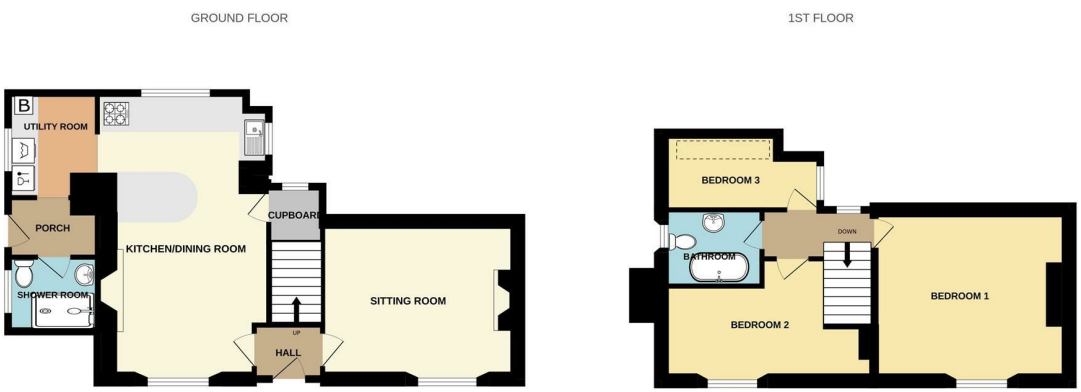
EPC
E44

Local Authority
West Devon Borough Council - Band E

Situation
Peter Tavy is a sought after village 3 miles along the A386, North-East of Tavistock, Devon; it is named after the River Tavy. 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
Coming from Tavistock, follow the A386 all the way to Harford Bridge where you take a right turn towards Harford Bridge Holiday Park, signposted Peter Tavy. Follow this road into the village and as you enter the village you will find the property on the left hand side.

Floor Plan

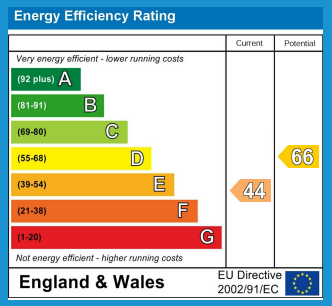


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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