

view property

Town • Country • Coast

Down Road, Tavistock

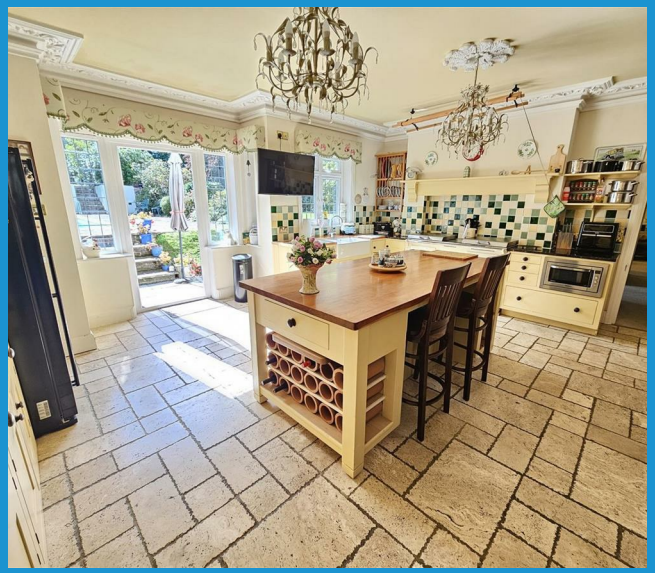
Guide Price £1,250,000

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Down Road

Tavistock

An elegant and substantial 1920s residence occupying a prestigious position in Down Road, renowned for its immediate backdrop onto Whitchurch Down and the surrounding moors. Arranged over three floors, this impressive home offers seven ensuite bedrooms, three principal reception rooms and a wealth of period features.

The ground floor includes a spacious reception hall, cloakroom, three well-proportioned reception rooms and a superb kitchen and breakfast area, centred around an island and featuring an Everhot range. Laundry room and boiler/boot room for the practical things. There is also a ground floor ensuite bedroom, ideal for guests or family members wishing to use the pool.

The first floor provides five further ensuite bedrooms, whilst the second floor offers a generous games room together with an additional ensuite bedroom, providing excellent flexibility for family living and entertaining.

Throughout the property, the character of the 1920s is beautifully reflected in features including decorative cornicing, ceiling roses, wall detailing and attractive leaded-light windows. Underfloor heating is installed to the ground floor.

Outside, the grand approach is via a sweeping driveway providing an impressive entrance and ample parking, with an integral double garage and further car port. The formal gardens are a particular feature, incorporating a heated swimming pool, established lawns, summerhouse and seasonal planting, gardens to side with useful store sheds, a roof terrace, together with a pond to the front and striking pillared entrance porch, adding further presence to this distinguished home.

A rare opportunity to acquire a substantial period residence in one of the area's most sought after locations, with direct access to the open expanse of Whitchurch Down and the moors from the rear of grounds.





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Entrance Lobby	10'5" x 4'0" (3.18 x 1.24)
Reception Hall	17'4" x 12'5" (5.30 x 3.80)
Cloakroom	
Dining Room	20'0" x 13'9" (6.10 x 4.20)
Drawing Room	22'7" x 17'8" (6.90 x 5.40)
Sitting Room	11'1" x 11'1" (3.40 x 3.40)
Kitchen/Breakfast Room	19'0" x 22'3" max (5.80 x 6.80 max)
Laundry Room	13'9" x 6'2" (4.20 x 1.90)
Boiler/Boot Room	8'2" x 6'6" (2.50 x 2.00)
Rear Porch	5'10" x 3'11" (1.80 x 1.20)
First Floor Galleried Landing	
Principal Bedroom 1	21'10" x 15'2" max (6.67 x 4.63 max)
Ensuite	11'1" x 10'2" (3.40 x 3.10)
Bedroom 2	14'5" x 14'5" (4.40 x 4.40)
Jack & Jill Ensuite	6'10" x 5'10" (2.10 x 1.80)
Bedroom 6	12'1" x 7'10" (3.70 x 2.40)

Directions







Bedroom 3	14'1" x 13'5" (4.30 x 4.10)
Ensuite	12'1" x 4'7" (3.70 x 1.40)
Bedroom 4	12'1" x 11'5" (3.70 x 3.50)
Ensuite	9'6" x 4'7" (2.90 x 1.40)
Second Floor Games Room	31'5" x 16'4" max (9.60 x 5.00 max)
Bedroom 5	13'1" x 9'4" (4.00 x 2.85)
Ensuite	7'10" x 7'6" (2.40 x 2.30)
Ground Floor Bedroom 7 Incorporating Ensuite Shower and Cloakroom	22'3" x 11'9" (6.80 x 3.60)
Integral Double Garage	18'8" x 17'8" (5.70 x 5.40)
Car Port	
Summerhouse	13'6" x 9'6" (4.14 x 2.92)
Pump House	9'10" x 7'10" (3.00 x 2.40)

Services
Mains water, electricity, drainage and gas. Underfloor heating to ground floor.

Local Authority
West Devon Borough Council - Tax Band G

EPC
Commissioned

Tenure
Freehold

Situation
Whitchurch is a popular village on the edge of Tavistock with its own, public house, shop, post office & primary school. Dartmoor is within easy reach as is the Market town of Tavistock. 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
What3words:///chose.mutual.studio. From Tavistock, proceed into Down Road and the property will be found on the right hand side, towards the top before the cattle grid. SAT NAV: PL19 9AG.







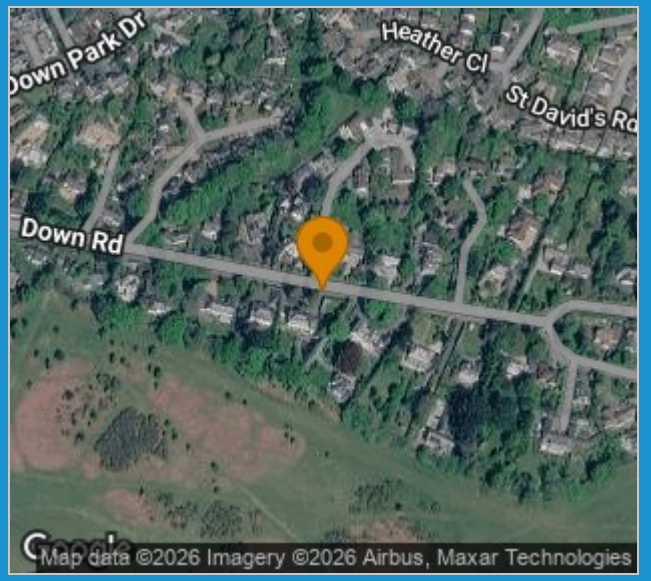


Floor Plans

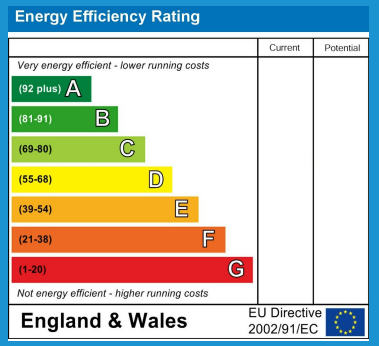


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.

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3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

AML Checks

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