



# THE RECTORY

MARY TAVY, TAVISTOCK, PL19 9PP



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“An attractive detached property in a quiet rural, yet accessible location, in need of refurbishment”.



# THE RECTORY

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**A substantial detached property set within a generous plot, positioned discreetly back from the A386. Enjoying attractive rural views and the peaceful setting that this Dartmoor-edge village is known for, the house offers an exciting opportunity for buyers seeking a project in a scenic Devon location.**

## **The Property**

This generously sized home provides versatile accommodation arranged over two floors. The ground floor includes three reception rooms, a kitchen/breakfast room, utility room and WC on a half landing. The first floor offers five bedrooms and a family bathroom, providing ample space for a family or those wanting flexibility for home working or guest accommodation. Outside to the front there is a private driveway with large parking area and a detached garage. To the rear is a good size south facing garden and a useful additional outbuilding.

While the property retains good fundamental proportions and sits well within its plot, it is in need of renovation and updating throughout, making it ideal for purchasers looking to modernise and improve a characterful home in a desirable rural location.

## **The Location**

Mary Tavy is a popular village within the Dartmoor National Park, offering easy access to walking routes, countryside views and a welcoming community.

5		bedrooms	1		bathrooms
3		receptions	5		car spaces

**Local Authority:** West Devon Borough Council

**Council Tax Band:** F

**Tenure:** Freehold

**Heating:** Oil Fired Heating

**Services:** Mains water & private drainage

**Energy Efficiency Rating:** E





## Mary Tavy, Tavistock, PL19

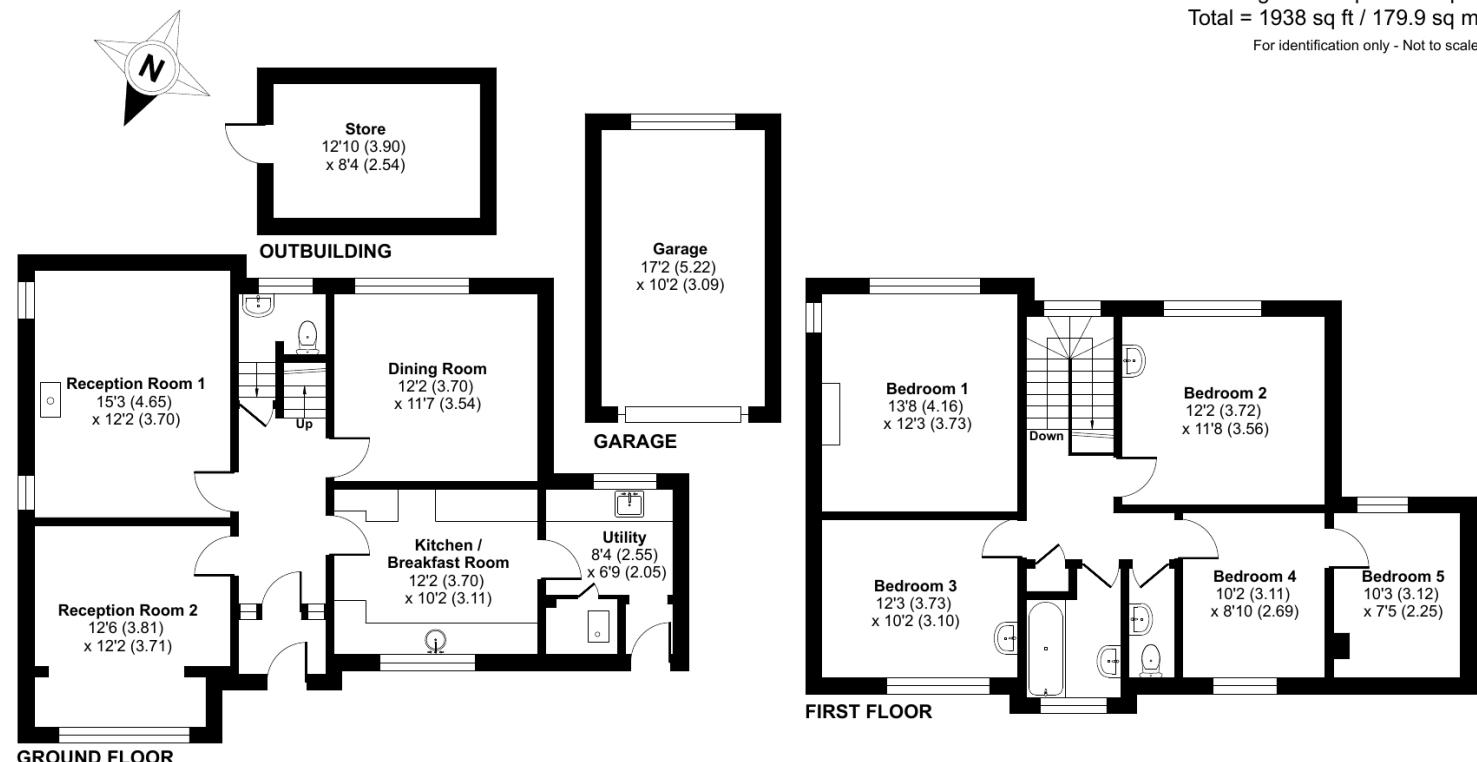
Approximate Area = 1657 sq ft / 153.9 sq m

Garage = 174 sq ft / 16.1 sq m

Outbuilding = 107 sq ft / 9.9 sq m

Total = 1938 sq ft / 179.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.