



2 VENN COTTAGES Delightful 3 Bed Semi Detached Cottage
OFFERS OVER **£350,000** LAMERTON

MILLER TOWN & COUNTRY
Part of Smart Property Group



- » Semi Detached Cottage
- » Parking and Gardens
- » Popular Village Location
- » Large Open Plan Kitchen/Diner
- » Backing on to Open Farmland
- » Three Good Size Bedrooms
- » Less Than 10 Minutes to Tavistock

The Property

This three bedroom semi detached cottage is ideally situated on the edge of the highly sought after village of Lamerton. The heart of this home is undoubtedly the large open plan kitchen/diner, a versatile space perfect for family life and entertaining. The design allows for seamless interaction, making it a bright and inviting area. Adjacent to this, the cosy lounge features a welcoming wood burner, creating an ideal spot for relaxation during cooler evenings. The property's rear aspect directly backs onto open farmland, offering picturesque views and a sense of rural peace. Upstairs, you will find three good size bedrooms, providing comfortable accommodation for families or those needing extra space for a home office. The single bathroom serves these rooms, maintaining a practical layout. The property benefits from its location within a village renowned for its award winning pub, fostering a strong community spirit and offering a local hub for socialising.

Outside

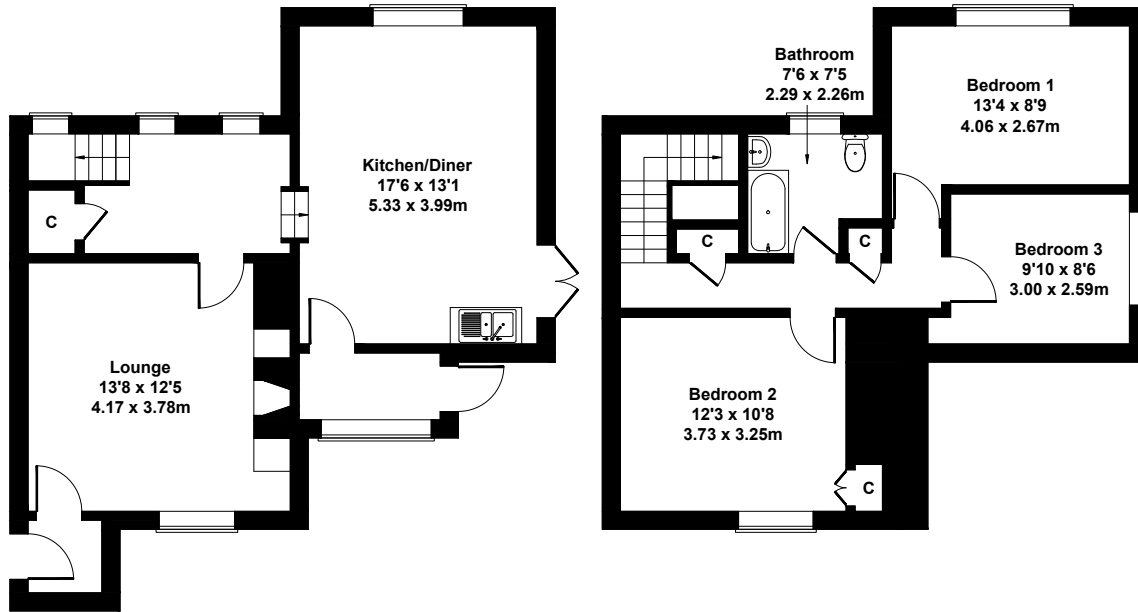
The property benefits from a drive with parking for two or more cars. There is a private lawned garden with a large shed/workshop, a further lawned area just behind the house, and steps leading down to a patio area directly outside the kitchen doors, perfect for outdoor dining and relaxation.





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Approximate Gross Internal Area
1120 sq ft - 104 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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Location

Nestled in the peaceful hamlet of Rushford, Lamerton offers a perfect slice of rural Devon life. While you'll enjoy the quiet of the countryside and proximity to the village's primary school and popular Blacksmith's Arms pub, the historic market town of Tavistock is less than ten minutes drive away. With Dartmoor National Park also on your doorstep, it's an ideal spot for those seeking a balance of country living and easy access to local amenities.

KEY INFORMATION

- 3 Bedrooms
- 1 Bathroom
- 1 Reception Room
- Driveway
- Not Listed
- Heating: Oil
- Utilities: Mains electric, water and drainage
- Restrictions: Yes - see title
- Easements, Wayleaves: Yes - see title
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: Yes - see title
- Planning Permission / Proposed Developments: None known
- EPC Rating: E (50)
- Council Tax Band: C
- Tenure: Freehold
- Broadband: FTTP
*Per Ofcom
- Mobile Signal: Variable
*Per Ofcom
- Not suitable for wheelchair users

Miller Town & Country

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VIEWING: Strictly through the
vendor's sole agents

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