

Dell View and Springwell







Dell View and Springwell,

Culverhill, Lamerton, Devon, PL19 8QZ

Fuel Station/Mini-market 0.8 miles • Tavistock Town Centre 4.5 miles • Dartmoor National Park (Whitchurch Down and Black Down Common) 5.5 miles • Launceston 10 miles • Plymouth 19 miles

A rare opportunity to purchase a 4-bedroom house and adjacent 2-bedroom cottage, both unrestricted, detached and chain-free, with individual driveways, garages and gardens, in a quiet and sheltered countryside setting yet close to amenities.

- Two Unrestricted Detached Dwellings
- 2-double-bedroom, 2-bathroom Cottage
- Individual Gardens, Parking and Garages
- Hugely Quiet, Private and Pretty Setting
- Freehold
- 4-double-bedroom, 2-bathroom House
- Available as a Pair or Individually
- Both in Need of Thorough Refurbishment
- No Onward Chain
- Council Tax Bands: F and C

Guide Price £790,000

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SITUATION

These two appealing properties occupy an extremely quiet, private and picturesque countryside setting just a few miles from Tavistock, within the Tamar Valley National Landscape (formerly AONB), and just outside the Cornwall and West Devon Mining Landscape - a UNESCO World Heritage Site. The dwellings are largely surrounded by open countryside and there are numerous walks and trails on the doorstep, presenting many opportunities to explore the region's rich heritage, including access to the Devon Great Consols woods just 4 miles away. There is a welcoming pub, the Copper Penny, and a superb small farm shop just 2 miles away, and a convenient local general store and fuel station within 0.8 miles, whilst the nearby village of Lamerton boasts the popular Blacksmith's Arms public house.

Tavistock, 4.5 miles away, is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth is 14 miles to the south, and Exeter lies 41 miles to the northeast, providing rail and motorway connections to London and the rest of the UK, and an international airport.

DESCRIPTION

This is an exceptionally rare and interesting opportunity to acquire two detached, unrestricted and chain-free properties, one of which is offered for sale for the first time in over 30 years and the other of which has never previously been for sale on the open market. The larger property is a unique four-double-bedroom, two-bathroom house which we understand dates from the 1960s, although it may have replaced an earlier dwelling on the site. Having not changed hands for several decades, the house now requires refurbishment and improvement throughout, both internally and externally, but offers significant potential to create a one-of-a-kind family home with generous gardens to the side and rear. The adjacent cottage was rebuilt and extended approximately 30 years ago and is similarly in need of modernisation and improvement, whilst providing bright and characterful two-double-bedroom, two-bathroom accommodation. It could serve a variety of purposes, including as an annexe, or a holiday or residential letting opportunity, or potentially for refurbishment and resale. Both properties sit within good-sized gardens which offer excellent scope for restoration and landscaping. There may also be opportunities to extend or remodel both dwellings, subject to any necessary consents or approvals.

DELL VIEW

The house is approached through a stone-pillared entrance, over a concrete driveway which leads to a very substantial integral garage/workshop. The garage benefits from a roller shutter door, power and lighting, an inspection pit, extensive fitted shelving and workbench space, together with a useful WC to one side. Internal access leads directly into the house and, given the scale of the garage, it may offer potential for incorporation into additional living accommodation, subject to any necessary consents and approvals.













The existing accommodation can be summarised as follows: an entrance porch; a characterful sitting/dining room centred around a substantial stone and slate fireplace housing a large wood-burning stove; a kitchen/breakfast room with a range of traditional cupboards and cabinets beneath roll-top work surfaces, incorporating a 4-ring Hotpoint electric hob and Indesit electric oven and grill, plus spaces for a dishwasher, fridge and freezer; a separate utility room; a laundry/store room; four good-sized first-floor double bedrooms, including a particularly generous, dual-aspect principal bedroom with extensive built-in cupboards, and; two very well-appointed and fully tiled bathrooms, both fitted with both a freestanding bath and double shower enclosure with rainfall shower head. Externally, there are good-sized gardens to the side and rear which are framed by mature trees and established shrubs providing privacy, colour and shelter, representing a blank canvas for an incoming owner. Within the grounds is a useful blockwork store building.

SPRINGWELL

A driveway sweeps alongside the cottage into a generous, gravelled parking area and leads to a sizeable, detached blockwork garage. Internally, the accommodation is full of character, featuring exposed beams and timbers, slate flooring and ledged-and-braced doors, whilst benefitting from excellent natural light, with many rooms enjoying a dual aspect. The accommodation can be briefly summarised as follows: a front-facing, dual-aspect sitting room centred around a former inglenook fireplace housing a log-burning stove (working condition unknown), together with one of the two staircases to the first floor; an inner hallway with the second staircase, providing access directly from the parking area; a traditionally fitted, dual-aspect kitchen/dining room with patio doors to the garden and a useful understairs cupboard; a separate utility room; a ground-floor bathroom; above the sitting room, the dual-aspect principal bedroom with part-exposed A-frames and an en-suite shower room, and; above the kitchen, the second bedroom with a built-in cupboard over the stairs. To the rear of the cottage is a garden area incorporating a corrugated Nissen hut-style, open-fronted store. A further area of garden lies across the lane from the cottage, which we understand was once an orchard and is now in need of clearing and landscaping.

SERVICES

Mains water and electricity serve both properties. Dell View has LPG-fired central heating. Springwell has oil-fired central heating. Private drainage is provided via individual septic tanks to each property. Ultrafast broadband is available to both properties. Variable mobile voice/data service is available through EE and Three (source: Ofcom online service checker). Please note that the agents have neither tested nor inspected these services.

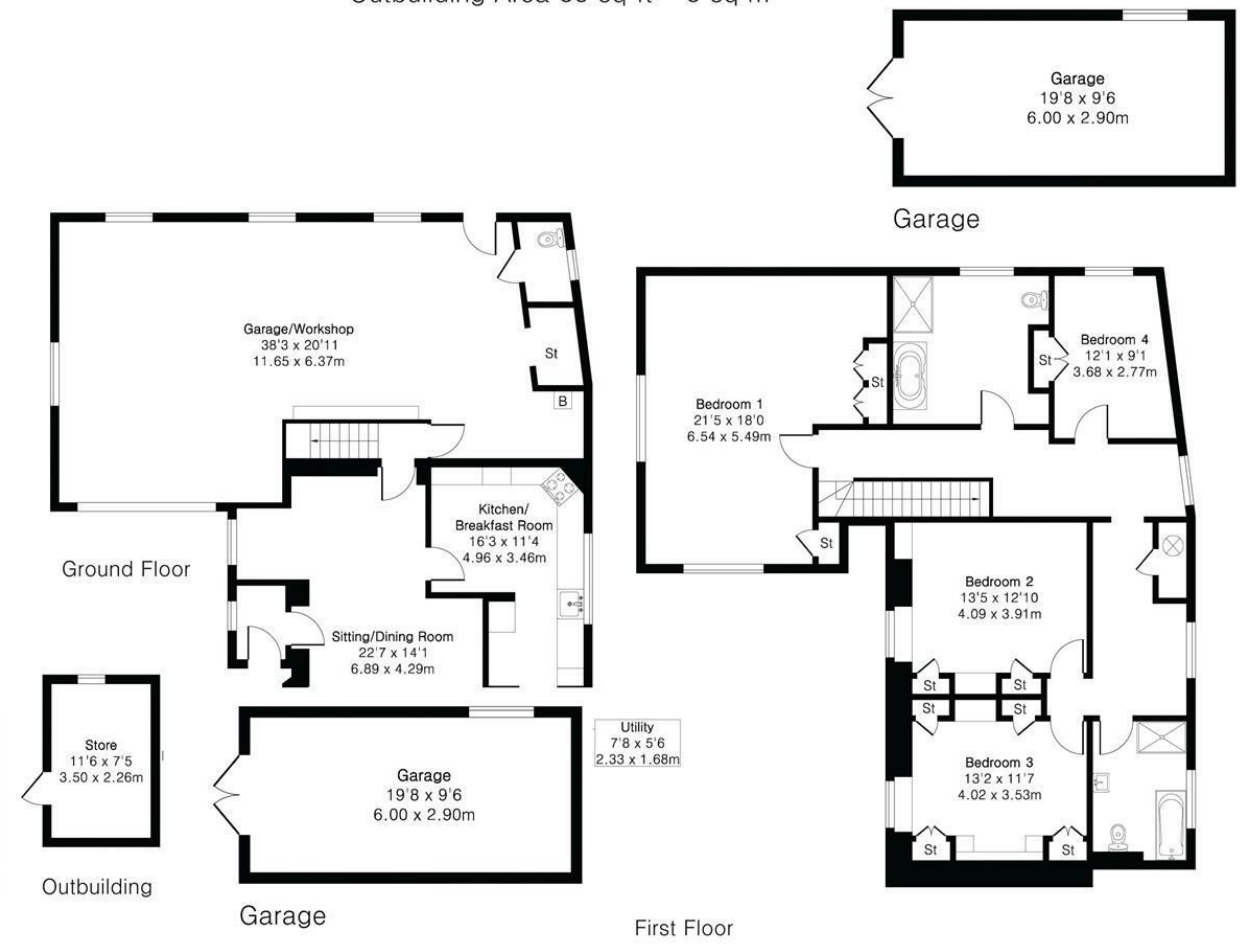
AGENT'S NOTE

Interested parties should note that the properties are available either as a pair or individually. Separate marketing particulars for the individual dwellings are available online. Dell View £495,000, Springwell £330,000. Please contact Stags for further information.

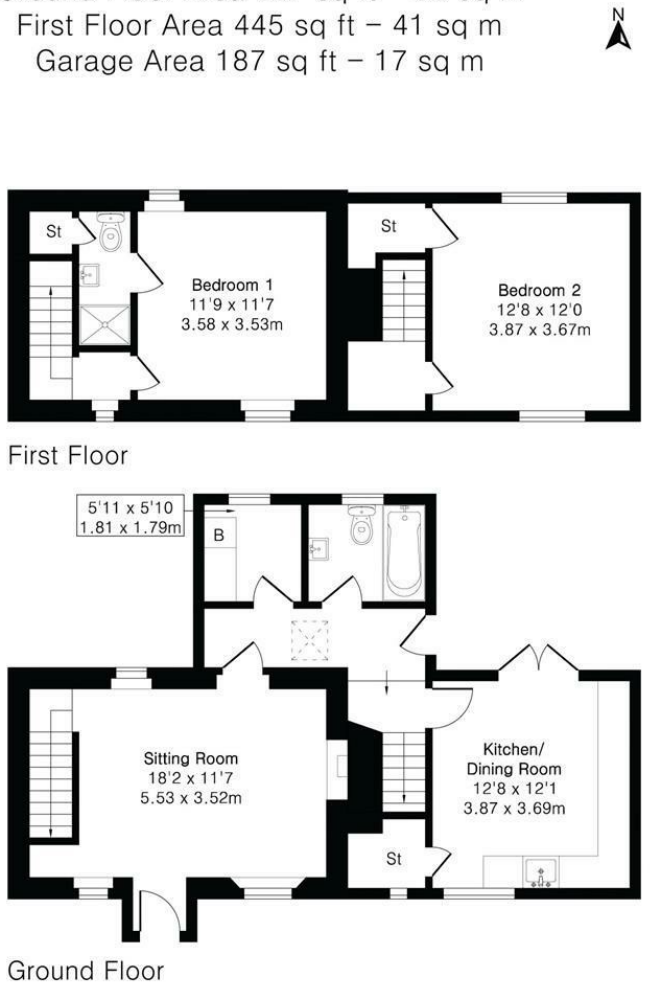
VIEWINGS AND DIRECTIONS

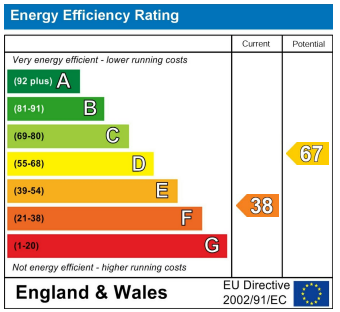
Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3Words reference is ///pillow.scanner.quits. For detailed directions, please contact the office.

Approximate Gross Internal Area 2637 sq ft - 245 sq m
(Including Garage & Excluding Outbuilding)
Ground Floor Area 1361 sq ft – 126 sq m
First Floor Area 1276 sq ft – 119 sq m
Outbuilding Area 85 sq ft – 8 sq m



Approximate Gross Internal Area 1052 sq ft - 97 sq m
(Excluding Garage)
Ground Floor Area 607 sq ft – 56 sq m
First Floor Area 445 sq ft – 41 sq m
Garage Area 187 sq ft – 17 sq m





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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