



Town • Country • Coast



Lamerton, Tavistock

Guide Price £575,000





Lamerton

Tavistock

Combining period charm with modern comforts is this beautifully presented character detached village farmhouse, offering three/four bedrooms, two generous reception rooms and three bathrooms, delightful gardens to front, side and rear, together with extensive gated driveway parking for several vehicles.

Boasting many features including timber flooring, doors, deep window sills, exposed beams, stonework and two fireplaces, one being an Inglenook with original bread oven and both housing woodburning stoves. An entrance porch leads into a welcoming entrance hall, with stairs to first floor. Doors from the hall lead to a generous sitting room and a dining room. Ground floor superbly appointed bathroom, with ball-and-claw feet bath, antique style high level flush WC and basin. A stunning farmhouse style kitchen/breakfast room, recess housing an oil fired Rayburn, range of wall and base units with double built-in oven and induction hob. Attractive window seat with exposed stonework. Further door into a pantry with a cooling slate floor, shelving and storage cupboards. Steps lead up to a loft room/bedroom four. Useful rear utility room with space for white goods and useful store/boot room.

On the first floor, the landing leads to three bedrooms, the main bedroom with attractive timber floorboards and two double built-in wardrobes and further single wardrobe. A single bedroom and a third double guest bedroom. This bedroom also has exposed floorboards and a well appointed ensuite shower room with large linen cupboard, WC, basin and cubicle, with mains fed rainfall and detachable shower over. Further first floor well appointed shower room similarly fitted.

Outside, traditional stone walling to the front gardens, which wrap around to the side, extensive gated driveway for several vehicles. Rear lawned gardens are delightful with a terrace for dining al fresco, mature hedge and stone walled boundaries. Attached store shed and side garden with oil storage tank.



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Entrance Porch	
Entrance Hall	
Sitting Room	14'8" x 14'6" (4.49 x 4.43)
Dining Room	16'11" x 13'11" (5.17 x 4.25)
Ground Floor Bathroom	9'10" x 8'7" (3.02 x 2.63)
Kitchen/Breakfast Room	23'3" x 9'11" widening to 12'0" (7.09 x 3.04 widening to 3.66)
Pantry	10'6" x 9'5" (3.21 x 2.89)
Utility Room	16'3" x 5'1" widening to 6'3" max. (4.96 x 1.57 widening to 1.92 max.)
Store Room	
Loft Room/Bedroom 4	11'3" x 10'0" max. (3.44 x 3.06 max.)
Restricted head height.	
First Floor Landing	
Bedroom 1	14'10" x 14'5" (4.53 x 4.40)
Bedroom 2	10'11" x 8'9" (3.34 x 2.67)
Ensuite Shower Room	7'8" x 6'10" (2.35 x 2.10)
Bedroom 3	8'11" x 6'11" (2.72 x 2.13)



Shower Room

8'10" x 6'5" (2.70 x 1.98)

External Store

15'10" x 7'1" (4.83 x 2.18)

Services

Mains water, electricity and drainage. Oil fired Rayburn. Oil fired central heating.

Local Authority

West Devon Borough Council - Tax Band E

EPC

G18

Tenure

Freehold

Situation

The pretty village of Lamerton is located to the North West of the thriving market town of Tavistock. The village itself has a real sense of community and boasts a very popular pub, The Blacksmiths Arms and a well respected primary school. The nearby town of 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.

Directions

From Tavistock Town Centre take the Launceston Road up past Tavistock Hospital and follow the road all the way into the village of Lamerton. Proceed up the hill in the village until the entrance to the property will be found on the right hand side.

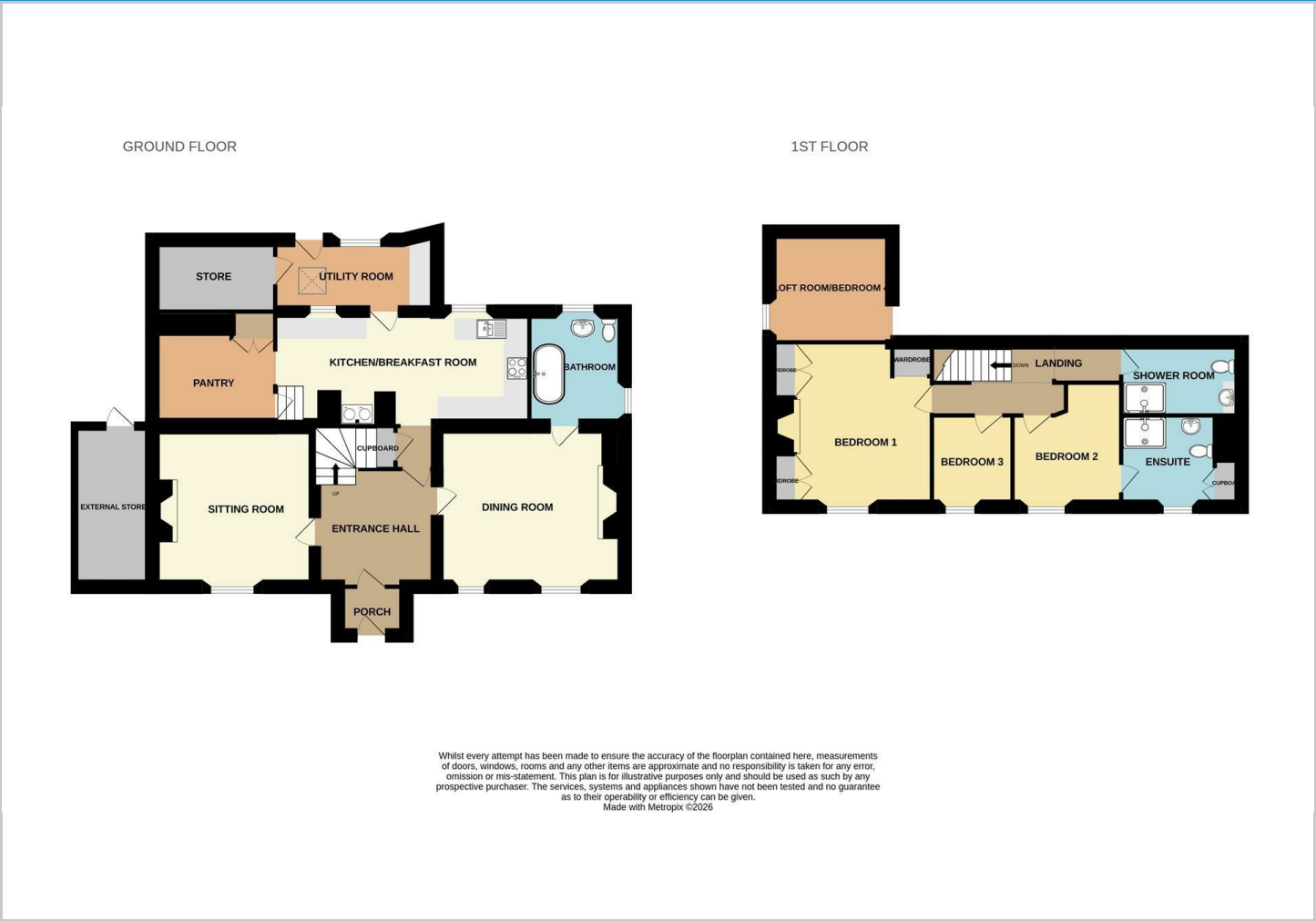
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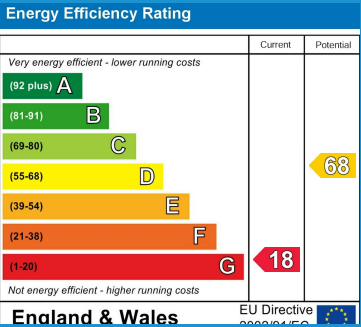
Floor Plans



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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