

ROSE COTTAGE

Madge Lane, Tavistock

Offers Over £275,000

SALLY COLLINGS **exp**

sallycolings.exp.uk.com









ROSE COTTAGE

Madge Lane, Tavistock

Offers Over £275,000

Features

- All enquiries please quote SC18563-1558026
- Beautifully presented two-bedroom bungalow
- Spacious living/dining room and galley kitchen
- Peaceful, tucked-away position close to Tavistock town centre
- Elevated setting with views over rooftop and viaduct
- Character features including wooden floors and original shutters
- Tiered gardens with patios and summerhouse

The Property

Situated in an elevated position, this beautifully presented two-bedroom bungalow offers a peaceful and private retreat, just a short walk from Tavistock town centre. Full of character and charm, with original features, wonderful natural light and delightful gardens arranged over several levels, this property is a rather special place to call home.

Location

Despite its wonderfully tucked-away position, the bungalow is remarkably convenient for Tavistock town centre. A nearby public footpath provides pedestrian access down the hill to the heart of this historic market town, with its excellent selection of independent shops, cafés, restaurants and the ever-popular Pannier Market. Both Mount Kelly School and Tavistock College are also within easy reach, providing excellent options for local education.

The picturesque Viaduct Walk is just moments away, offering a lovely route for a leisurely stroll, while The Wharf arts centre, leisure centre and beautiful riverside walks are all within comfortable walking distance.

For those wishing to explore further afield, the spectacular landscapes of Dartmoor National Park are just a short drive away.

Local bus services operate nearby, while Tavistock's bus station provides regular connections to surrounding villages, Plymouth and beyond.

Rose Cottage offers a delightful combination of character, privacy and convenience — a peaceful little haven with the very best of Tavistock on its doorstep.











ROSE COTTAGE

Madge Lane, Tavistock

Offers Over £275,000

Accommodation

Beyond the private gate, a welcoming entrance porch provides the perfect spot for muddy boots and coats before stepping through the front door, complete with its original stained glass, into the main accommodation.

Inside, wooden floors and charming period features create an immediate sense of warmth, while large picture windows flood the rooms with natural light and frame lovely views across the rooftops towards the impressive nearby viaduct and the moor as the back drop.

There are two double bedrooms, the principal bedroom enjoying views over the garden and beyond, together with its original, fully functioning window shutters. The spacious bathroom has been updated by the current owner, who has replaced the bath with a modern shower enclosure. There is also a useful boiler cupboard housing the combination boiler, together with a separate storage cupboard providing space and plumbing for a washing machine.

The living and dining room is a particularly lovely space, with ample room for a dining table and chairs without compromising the comfortable seating area. A large picture window makes the most of the outlook, while a door provides direct access to the garden. Tucked discreetly around the corner, the galley kitchen feels separate from the main living space while still enjoying the same attractive views.

Outside

A public footpath leads from the on-road parking to the property's private entrance gate, beyond which is a sheltered patio area and a substantial stone-built storage shed. This practical little courtyard is ideal for a washing line, a collection of colourful pots or simply somewhere to leave the gardening boots.

To the rear, the delightful garden unfolds over a series of terraces, each with its own character and purpose.

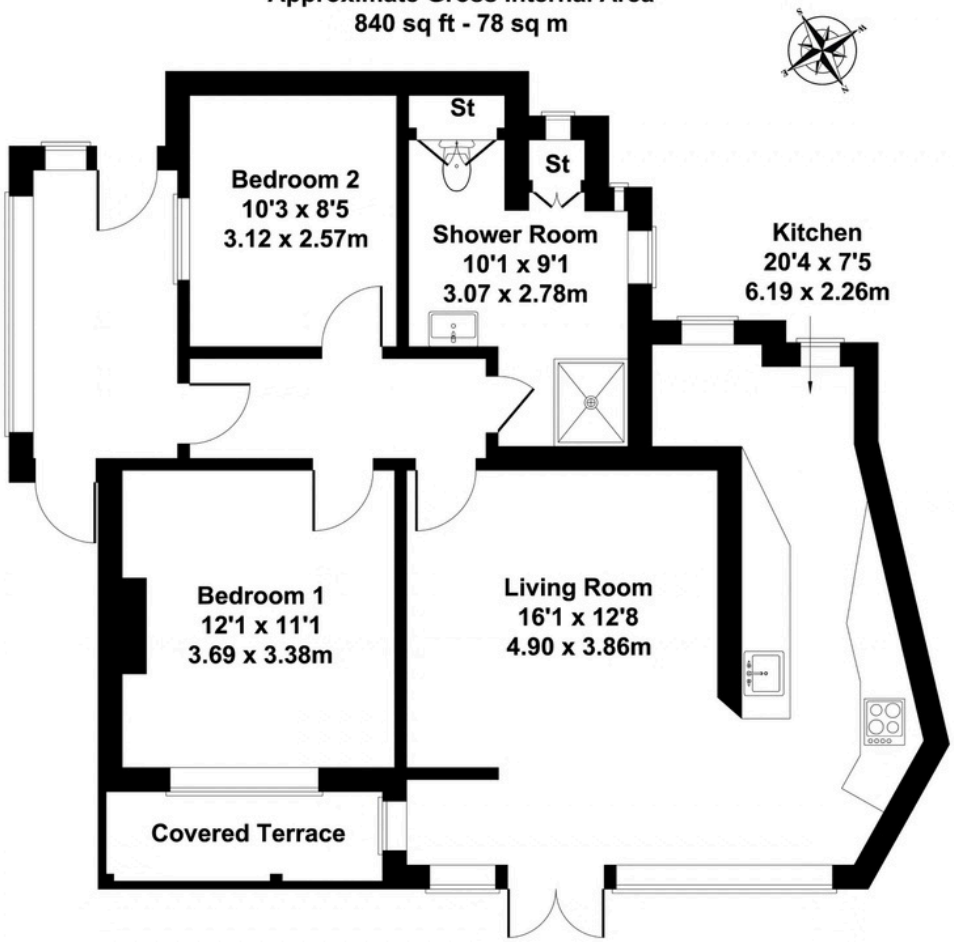
Immediately outside the living room is a generous patio with a small covered seating area, providing a wonderful place to enjoy a morning cup of tea or perhaps something a little stronger as the sun goes down.

Steps lead to a further patio terrace and then onwards to another level, where a substantial summerhouse offers excellent potential as a home office, creative studio or hobbies room.

Beyond, the garden continues into a more natural, wild area, where spring brings an abundance of flowers, bees and butterflies. The different levels create a lovely sense of discovery, with plenty of opportunities to sit, relax and enjoy the peaceful surroundings.

Rose Cottage

Approximate Gross Internal Area
840 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Need To Know

Tenure: Freehold
Council tax band: C
Services: Mains Electric, Water, Drainage
Heating: Gas Combi
Broadband: Ultra Fast Broadband available (https://checker.ofcom.org.uk)

The roof is believed to be asbestos tiles. The vendor is aware of a quote of around £15,000 to replace.

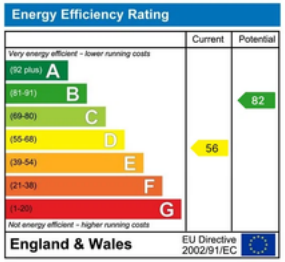
The responsibility of the bank is with Rose Cottage. The current Vendor has it fully insured with the NFU.

what3words: ///hidden.cherry.frock

Material Information

Scan the QR code below for further material information on this property.





SALLY COLLINGS eXp

Viewings:
Strictly through the vendor's sole agents
07463 546 633 • sally.collings@expuk.com

Consumer protection from unfair trading regulations 2008:
These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

Sally Collings MNAEA
ESTATE AGENT
07463 546 633
sally.collings@expuk.com
sallycollings.exp.uk.com