



Plymwood House







# Plymwood House

12 Watts Road, Tavistock, Devon, PL19 8LF

Town Centre 600 yards • Mount Kelly 1.2 miles (Prep School 1.1 miles) • Dartmoor National Park (Whitchurch Down) 1.3 miles • Plymouth 15.5 miles • Exeter 40.5 miles

Located in one of Tavistock's most desirable postcodes, a beautifully finished and wonderfully ornate, extended six-bedroom Victorian residence over four floors, with landscaped, terraced gardens and wonderful views.

- Substantial and Impressive Victorian Home
- Three Incredibly Elegant Receptions
- Exceptional Character and Detailing
- Countryside and Moorland Views
- Freehold
- Six Double Bedrooms (Three En-suite)
- Quality Kitchen Extension, Wine Cellar
- South-facing, Terraced Gardens
- Hugely Convenient Town Location
- Council Tax Band: F



Guide Price £895,000

## Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | [tavistock@stags.co.uk](mailto:tavistock@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



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## SITUATION

This incredibly impressive family home occupies a discreet position, set behind a gated driveway along one of Tavistock's most sought-after roads. The property benefits from extremely convenient access to the town centre and all of its many facilities and amenities, within less than half a mile, whilst also enjoying a great degree of privacy and some wonderful, far-reaching views across the town towards surrounding countryside and Dartmoor National Park. For those with an outdoors-oriented lifestyle, open moorland is accessible at Whitchurch Down, just over a mile away to the east.

Tavistock is a thriving market town in West Devon forming part of a designated World Heritage Site, rich in history and tradition dating back to the 10th century and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held.

Plymouth, some 15 miles to the south, offers extensive amenities with the added attraction of its coastal access and the Mayflower Marina. The cathedral city of Exeter lies some 40 miles to the northeast, providing rail, air and motorway connections to London and the rest of the UK.

## DESCRIPTION

This beautifully finished, substantial and impressive Victorian residence was built, we understand, in the mid-1860s and has been a well-loved home to our clients for the past fifteen years. The extensive, extremely flexible accommodation is arranged over four floors and full of original character and detailing, notably in the reception rooms and first-floor bedrooms, which include exposed floorboards, picture and dado rails, numerous fireplaces, timber sash windows, coving, ceiling roses and mouldings, high skirting and wall panelling.

The entire house has been subject to considerable overhaul and improvement during our clients' ownership, including the conversion and damp-proofing of the lower ground floor to include a sizeable wine cellar and en-suite guest bedroom with potential for holiday letting or as an annexe. More recently, a striking and stylish contemporary kitchen extension has been constructed, which has been nominated for a Building Excellence Award by local Building Control, and the family bathroom has been tastefully upgraded.

Externally, the house is complemented by some very well-arranged, south-facing, terraced walled gardens incorporating an outdoor dining area and built-in pizza oven, and a sizable, recently tarmacked, gated drive. Finally, some impressive far-reaching views across the town towards Dartmoor are available, particularly from the rear-facing and upper rooms. Overall, this is a house of exceptional character and quality, perfect for active family life, which also offers warmth, comfort and convenience in equal measure.





## ACCOMMODATION

The house is accessed into a tiled vestibule, which in turn leads into a reception hallway. The ground-floor accommodation can then be summarised as follows: a very elegant principal drawing room, centred around an Ashburton marble fireplace housing a log burner, and featuring a seated bay window overlooking the rear garden; a sitting room with a Carrera marble fireplace, and with patio doors to the sun terrace; a dedicated dining room featuring a cast iron fireplace with original slate surround, and original fitted cupboards and cabinets; the bright and eye-catching kitchen, which forms part of the recent extension, and; a very well-appointed cloakroom.

The kitchen is finished with an extremely good range of contemporary cupboards and cabinets with quartz worktops, and a substantial island with Lemurian blue granite worktops, which also contains extensive built-in cupboards and power points. Integrated appliances and features include two AEG steam ovens, an AEG induction hob, a Bosch dishwasher, a full-height fridge and separate freezer, a Kettle boiling-water/filter tap, and a breakfast and coffee station. From the kitchen, a concealed staircase leads down to the lower ground floor, where there is a utility/laundry room, a dedicated wine cellar, and an en-suite double bedroom with a door to the gardens, complete with a stylish en-suite bathroom.

Off the galleried first-floor landing are four double bedrooms, including two with en-suite shower rooms and the principal bedroom, which is fitted with full-height wardrobes and a cast iron feature fireplace. There is a newly upgraded standalone bathroom featuring a rain-style shower head over an oval bath, and a slate-topped vanity unit with a mounted basin. Stairs rise to the second floor, where there are two sizable additional rooms with exposed structural timbers plus a useful WC. The largest room is set up as a bedroom and enjoys views out over the town towards Dartmoor, and the second is utilised as a home office.

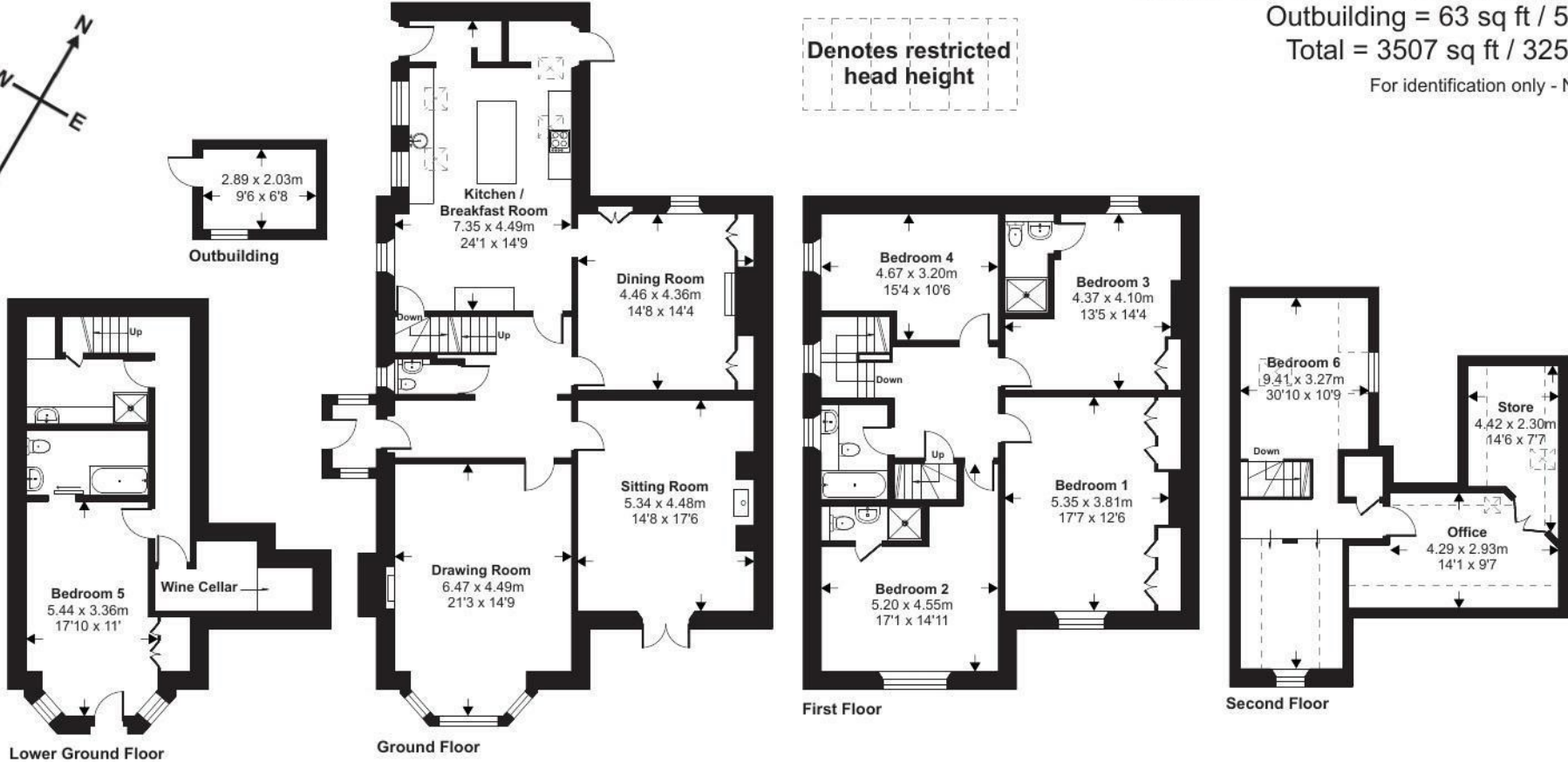
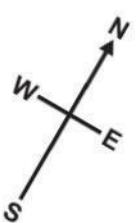
## OUTSIDE

The house is approached into a gated, tarmac drive where there is off-road parking for 4-5 vehicles. To the rear of the house, the wonderful gardens are south-facing and arranged over two lawned terraces enclosed by brick and stone walling, with a further paved sun terrace outside of the drawing room. To one side of the upper lawn is a granite-paved outdoor dining area and wood-fired pizza oven with an accompanying polished granite preparation table complete with a power supply, all set beneath a metal-framed canopy. The lower garden is planted with soft fruit, herbs and fruit trees, including apple, fig and pear, and to one side is a tool and materials store, and separate log store. To the side of the kitchen is a further enclosed courtyard area which is ideal for catching the afternoon sun and features a storage building ideal for bikes or machinery.

## SERVICES

Mains water, electricity, gas and drainage. Gas-fired central heating to the house and underfloor heating to the kitchen extension. Ultrafast broadband is available. Mobile voice/data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

Approximate Area = 3312 sq ft / 307.7 sq m  
 Limited Use Area(s) = 132 sq ft / 12.3 sq m  
 Outbuilding = 63 sq ft / 5.8 sq m  
 Total = 3507 sq ft / 325.8 sq m  
 For identification only - Not to scale

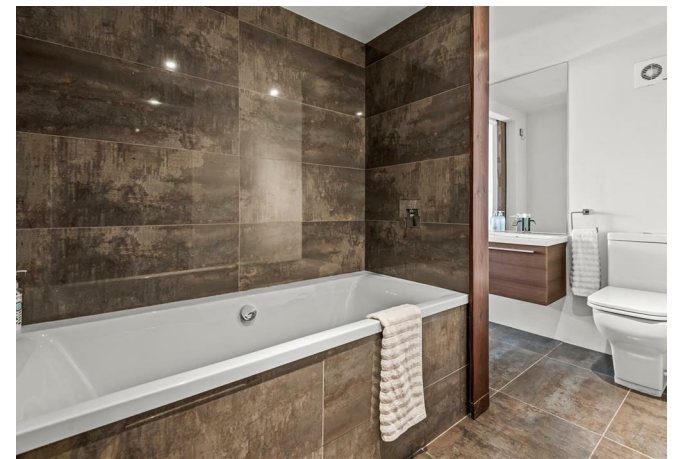


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1314560



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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