



THORNLEA

GUIDE PRICE £750,000

Beautiful Cottage in approximately 2.1 Acres with Stables & Garage

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- » Solar Panels, Battery Storage & Ground Source Heat Pump
- » Kitchen/Diner, Separate Dining Room & Living Room
- » 3rd Reception/Bedroom 4 with En-suite Shower Room
- » Boot Room/Utility & D/SWC
- » Three Double Bedrooms with En-suite
- » Gardens, Driveway & Double Garage with Workshop
- » App. 2.1 Acres, Gardens, Paddocks, Stables & Outbuildings.



The Property

Nestled in an idyllic rural setting, this beautifully presented detached cottage offers the perfect blend of character, comfort and modern efficiency, all set within approximately 2.1 acres of gardens and paddocks, complete with double garage and workshop, and stables. The property is designed with sustainability and efficiency in mind, benefiting from photovoltaic solar panels, a battery storage system and a ground source heat pump. These features combine to create an economical-to-run home with reduced energy costs and a lower environmental impact, without compromising on comfort.

Accommodation

After a rewarding day out in the paddocks, the front door conveniently welcomes you straight into the boot room/utility room to take off muddy boots and coats and use the downstairs loo, before sitting down to watch the birds on the patio, with a nice cup of tea in the modern kitchen/breakfast room adjacent. This spacious room with vaulted ceiling and plenty of natural light, also boasts a pantry and quality fittings including solid oak units and granite work surfaces. The dining room has a formal but cosy feel and over looks the gardens from each window and patio doors. The living room gives access from the porch and the original front door, currently a log store, and boasts a large fireplace with warming log burner, perfect for those cold winters evenings indoors when a cosy boost is required. Beyond this is the third reception room with large floor to ceiling bay windows and doors, currently being used as a study, but with provision of an en-suite shower room, should someone require a fourth bedroom. Upstairs are three double bedrooms, all served by their own en-suite bathrooms. The whole cottage benefits from the ambient heat provided by the underfloor heating throughout.





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Outside

The driveway is approached via a five bar gate, and gives access to the EV charger outside a large double garage, where the battery storage can be found along with a spacious workshop. Above this is a long storage loft with limited headheight accessible via an external staircase. The gardens wrap around the property complete with lawns, patios, summer house and a large, well attended, wildlife pond. There is a productive veg plot, fruit cages and a tumble down stone barn that has the potential to be re-stored and a further stone barn on the opposite side of the lane, currently used as a log store. A five bar gate gives access to one of the two paddocks. The stables and yard can be found to the right of the gardens adjacent to the second of two paddocks and can be accessed via two five bar gates, one from the garden and one from the lane. There are two stable boxes along with a store, and a separate field shelter along with a separate wooden shed.

Location

The village sits in gently rolling countryside on the edge of Dartmoor's western fringes. It is a quiet residential community with a few local amenities, including a pub, village hall, and primary school. The towns of Tavistock and Okehampton are around 10 miles away offering further amenities, as well as rail links to Exeter and beyond.







Agent's Notes

Vendor has advised that Broadband is supplied by Starlink, and that fibre will be installed on the road W/C 23rd Feb.

KEY INFORMATION

- 3/4 Bedrooms
- 4 Bathrooms
- 3 Reception Rooms
- Driveway and double garage
- Not Listed
- Heating: Ground source heat pump, underfloor heating and woodburner
- Utilities: Mains electric and water. Private drainage
- Restrictions: None known
- Easements, Wayleaves: See title
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: Yes- a potential non-coal mining risk has been identified
- Planning Permission / Proposed Developments: None known
- EPC Rating: B (87)
- Council Tax Band: F
- Tenure: Freehold
- Broadband: See agents note
- Indoor - Likely to good *Per Ofcom
- Not suitable for wheelchair users

Miller Town & Country powered by eXp

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VIEWING:

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