

STAGS

The Hermitage

The Hermitage

Bere Ferrers, Yelverton, Devon, PL20 7JL

River Tavy 70 yards • Train Station 0.5 miles • Tavistock Town Centre 8.8 miles • Plymouth (via Denham Bridge) 14.5 miles

An attractive and thoughtfully improved two bedroomed detached bungalow with a superb kitchen, river views, energy-efficient heating and a pretty tiered garden.

- Detached Bungalow
- Large Kitchen/Dining/Living Space
- Solar Panels, Air Source Heat Pump
- Wood Burning Stove
- Freehold
- Two Generous Double Bedrooms
- Views Towards the River
- Upgraded Insulation Throughout
- Off-Road Parking
- Council Tax Band: A

Guide Price £375,000

SITUATION

The Hermitage is located in the heart of the highly desirable, peaceful and picturesque riverside village of Bere Ferrers in West Devon, just 50 yards from the village pub, half a mile from the train station and only 100 yards from the river Tavy itself. The area is sought-after by those with an interest in sailing and other water sports, with the nearby hamlet of Weir Quay providing a boatyard and moorings. Bere Ferrers is also served by a community shop and a direct, 25-minute rail service to Plymouth City Centre. One stop in the other direction, the neighbouring village of Bere Alston offers further amenities, including the train station and bus connections, two mini-markets, a post office, butchers, hairdressers, a primary school, a doctor's surgery and a pharmacy.

Together with the surrounding hamlets, the two villages form the Bere Peninsula, created by the confluence of the rivers Tamar and Tavy, which itself falls within the Tamar Valley National Landscape (formerly AONB), offering superb opportunities to discover the region's rich heritage. The thriving market town of Tavistock, forming part of a designated World Heritage Site, is 9 miles away.







DESCRIPTION

The Hermitage is an attractive detached bungalow which has been considerably improved by the current owners and is presented in a particularly tasteful style throughout. The former garage has been incorporated into the accommodation to create an impressive kitchen and living space, while further improvements include solar panels, an air source heat pump, upgraded insulation and replacement windows. The property provides two generous double bedrooms, well-proportioned living accommodation and attractive gardens, together with useful off-road parking.

ACCOMMODATION

A pretty 1930s-style front door opens into an entrance porch with useful space for coats and shoes, before leading into the impressive kitchen/dining room. The kitchen is an excellent size and provides a wide range of cupboards, drawers and work surfaces, with ample space for both a dining table and additional seating. Two large windows enjoy views towards the river and a Leisure Cookmaster range cooker is included within the sale. Flagstone flooring runs through the kitchen and adjoining utility room and has been insulated and damp-proofed. The utility room provides further storage and appliance space, houses the hot water cylinder and has a stable door opening to the rear. From the kitchen is the sitting room, with timber flooring and a characterful multi-fuel stove forming an attractive focal point. A small step leads to the well-appointed shower room, comprising an electric shower, wash hand basin, heated towel rail and separately positioned WC. There are two particularly good-sized double bedrooms, both light and well presented, with one also benefiting from its own WC.

OUTSIDE

The property is approached over a driveway/hardstanding, providing off-road parking with further space suitable for a caravan. An adjoining lawned area offers potential for additional parking if required. The gardens wrap around the bungalow and are arranged over several attractive tiers, incorporating lawned areas, paved pathways and established flower beds. There is a good variety of mature shrubs, plants and trees, including an apple tree, together with a useful garden shed. A recently installed timber fence encloses part of the garden and there are several pleasant areas for outdoor seating. There is also space within the plot for the potential construction of a garage, subject to obtaining any necessary approvals or consents.

SERVICES

Mains water, electricity and drainage connected, central heating via an air source heat pump and has 6 solar panels (owned). The bungalow benefits from extensive insulation improvements. Superfast broadband is available. Limited mobile voice/data service is available through Three, O2 and Vodafone (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.







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.



Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

