



D. R. Kivell
COUNTRY PROPERTY

Elwell Gardens

Rumleigh, Bere Alston, Devon,



Elwell Gardens

Bere Alston, Devon, PL20 7HL

Bere Alston 1.6 Miles

Bere Ferrers 3.7 Miles

Tavistock 7 Miles

Plymouth 13 Miles

Exeter 48 Miles

 4 Bedrooms

 1 Reception Rooms

 2 Bathrooms

 EPC C76

 5

Superb 4 bedroom contemporary residence enjoying stunning far-reaching views over the Tamar Valley. 5 acres of paddocks, stables, carport and work from home office. No Onward Chain.

Elwell Gardens is a most impressive contemporary residence in a quiet, rural setting approximately 1.6 miles to the north of Bere Alston village on the edge of the Tamar Valley an area of natural outstanding beauty. The unspoilt estuary village of Bere Ferrers is 4 miles to the south. The popular ancient stannary town of Tavistock lies approximately 7 miles northeast boasts an excellent selection of individual shops, supermarkets, restaurants, public houses and other local amenities, as well as both state and excellent private education. Elwell Gardens offers a unique opportunity to buy a modern light bright residence in a stunning location enjoying superb views to a wide area. This amazing home has recently been sympathetically modernised to produce an outstanding property within idyllic countryside surroundings. Located within a highly sought-after area, the property enjoys an enviable setting with far-reaching views across the Tamar Valley its land and surrounding landscape.



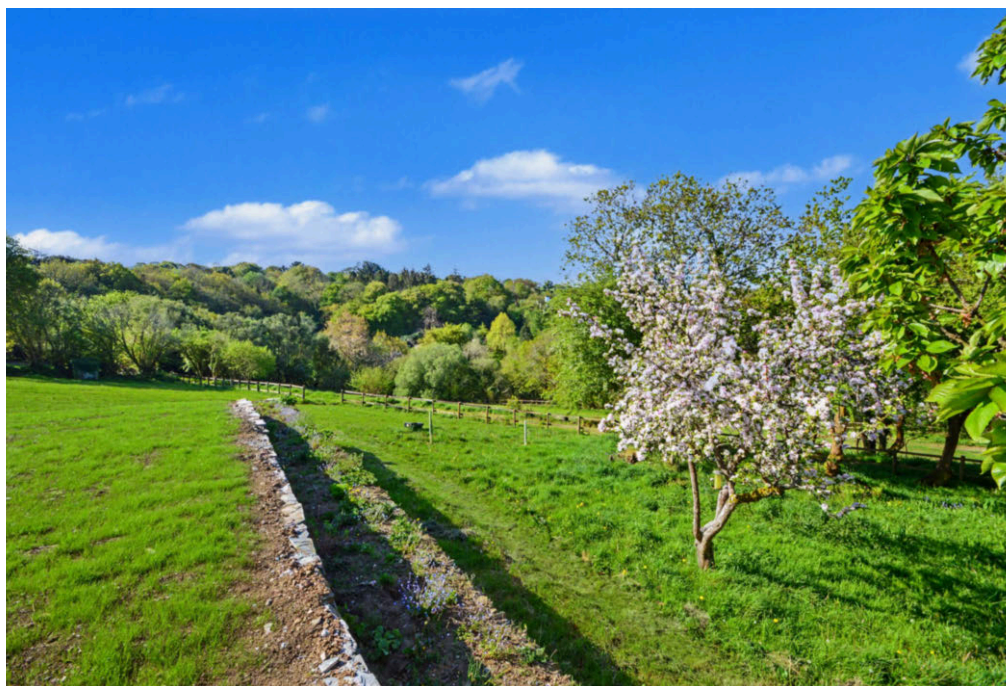
The accommodation benefits from high performance powder-coated aluminium double-glazed windows, high levels of insulation and electric-fired central heating and 7.2kw solar panels system offering efficiency and comfort throughout. The residence is entered via a welcoming entrance hall with a large window to side providing natural light and attractive slate flagstone flooring, offering a practical and stylish approach into the home.

A spacious reception hall immediately creates a strong sense of quality and space, enhanced by "Ter Hürne Dureco" German engineered flooring that continues seamlessly through the principal living area.

Undoubtedly the heart of the home is the spectacular south facing open-plan kitchen / dining and living space, thoughtfully designed to maximise both natural light and the breathtaking outlook. The contemporary fitted kitchen features an extensive range of wall and base units complemented by a matching central island with breakfast bar seating, creating a sociable focal point perfectly suited to modern family life and entertaining. There is an integrated dishwasher, space and connection for an electric range cooker with extractor hood above, while a feature 8kW wood-burning stove with integrated top oven and hot plate provides both warmth and character, enhancing the welcoming atmosphere.

This remarkable triple-aspect space is flooded with natural light throughout the day, with windows overlooking the front driveway and a stunning large picture window framing panoramic views across the gardens, land, Tamar Valley and rolling countryside beyond. Bi-fold doors open directly onto the terrace, creating an effortless connection between indoor and outdoor living spaces and making the most of the spectacular setting.

A door leads directly off the kitchen to Dining Room/ bedroom 3, a well-proportioned double room that offers excellent versatility. Currently arranged as a bedroom, it could equally serve as a comfortable snug, Dining Room, a dedicated home office or hobby space, depending on individual requirements. This flexibility enhances the practicality of the accommodation, making it particularly well suited to modern living.



The bedroom accommodation is all well-proportioned. Master Bedroom, a generous double room enjoys a peaceful outlook over the garden and land, door out to the decking providing direct garden access. This room is complemented by a contemporary en suite shower room fitted with a vanity wash basin, w/c and shower cubicle. Bedroom 2 a further double enjoys both a window and glazed door opening onto the paved patio.

The utility room has been designed for practicality, fitted with tiled flooring, base units, a stainless-steel sink and drainer, together with a useful storage cupboard housing the electric controls. A short distance along the hall is a boiler/storage cupboard.

The spacious family bathroom has been stylishly appointed with a contemporary suite and vinyl flooring, comprising a vanity unit with inset wash hand basin, w/c, panelled bath and corner shower enclosure, all finished in a tasteful modern style.

A staircase rises to the first-floor Bedroom 4, a particularly adaptable space featuring fitted storage cupboards, access to the eaves and a large Velux window perfectly positioned to enjoy elevated views across the surrounding land and mature woodland beyond. There is potential and space to add an ensuite bathroom.

Overall, this exceptional home successfully blends high-quality modern finishes with warmth, practicality and an outstanding connection to its stunning rural surroundings, creating a superb lifestyle property equally suited to family living, entertaining or peaceful countryside retreat.







Outside

The property is approached from a quiet country lane via a wide gated entrance onto an attractive brick paved driveway and parking area, providing ample parking and access to the house, garage and carport. The approach immediately sets the tone for the property, offering a welcoming sense of space, privacy and rural tranquillity.

To the rear of the house, a substantial Cladco composite decked terrace extends across the full length of the property, creating an impressive outdoor entertaining space perfectly positioned to take advantage of the spectacular surrounding outlook. Ideal for alfresco dining, relaxing or social gatherings, the terrace enjoys stunning views across the adjoining land, the Tamar Valley and the beautiful countryside beyond.

The generous gardens are predominantly laid to lawn, providing extensive outdoor space ideal for families, gardening enthusiasts or simply enjoying the peaceful setting. To the side of the house, a secluded, semi-circular paved patio is enclosed by natural stone walling. Above is a raised grass terrace interspersed with newly planted ornamental crab apple trees, adding seasonal colour and character to the landscape.

From the gardens and terraces, breath taking far-reaching views can be enjoyed across the Tamar Valley, towards Calstock and the rolling surrounding countryside, further enhancing the exceptional setting and lifestyle appeal of this impressive home.

The Land

The land extends to approximately 5 acres and is a particularly attractive feature of the property, offering both space and versatility within a traditional untouched Devon setting. It is enclosed by a combination of mature tree-lined Devon bank hedging and post and rail fencing, providing a high degree of privacy while retaining an authentic rural character. Gently sloping in nature, the land is divided into four well-proportioned paddocks, making it ideally suited for equestrian or smallholding use, or simply for those seeking generous grazing and amenity space. Each paddock is well defined yet flows naturally within the landscape, enhancing both usability and visual appeal.

Access is highly practical, with a further separate entrance providing direct entry from the parish road, allowing ease of movement for vehicles, livestock or agricultural equipment without disturbing the main residence. Beneath the garden terraces this is a charming small apple orchard area adds further character.



Building

Carport: 5.70m x 3.39m (18'8" x 11'1")

Garage: 5.48m x 2.75m (17'11" x 9'0")

Work From Home Office / Garden Room: 6.49m x 3.46m (21'3" x 11'4")

Stables: 14.84m x 3.80m (48'8" x 12'5")

Divided into:

Box 1: 3.75m x 3.56m (12'3" x 11'8")

Box 2: 3.61m x 3.58m (11'10" x 11'8")

Box 3: 3.78m x 3.77m (12'4" x 12'4")

Washing Room Store and W/C: 3.70m x 2.36m (12'1" x 7'8")

Feedstore / Rest Room / Multipurpose Barn: 6.27m x 7m (20'6" x 22'11")

Timber frame with a concrete floor.

Woodburning stove with top oven and hot plate, stainless steel sink and drainer, storage cupboard.

The stables have their own separate access from the public road perfect for outriding, deliveries or renting of the stables for livery.

Garage / Hay Store: 7m x 4.30m (22'11" x 14'1" ")

Timber frame with a concrete floor, power and light connected.

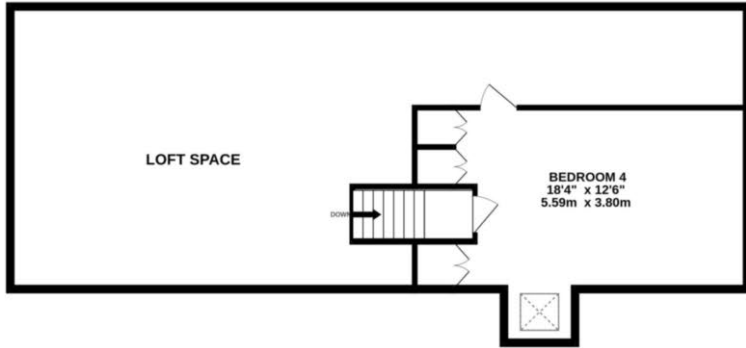
Former Market Garden Packing Building: 3.80m x 2.70m (12'5" x 8'10")

Fomer Packing Building: 6.10m x 3.67m (20'0" x 12'0")

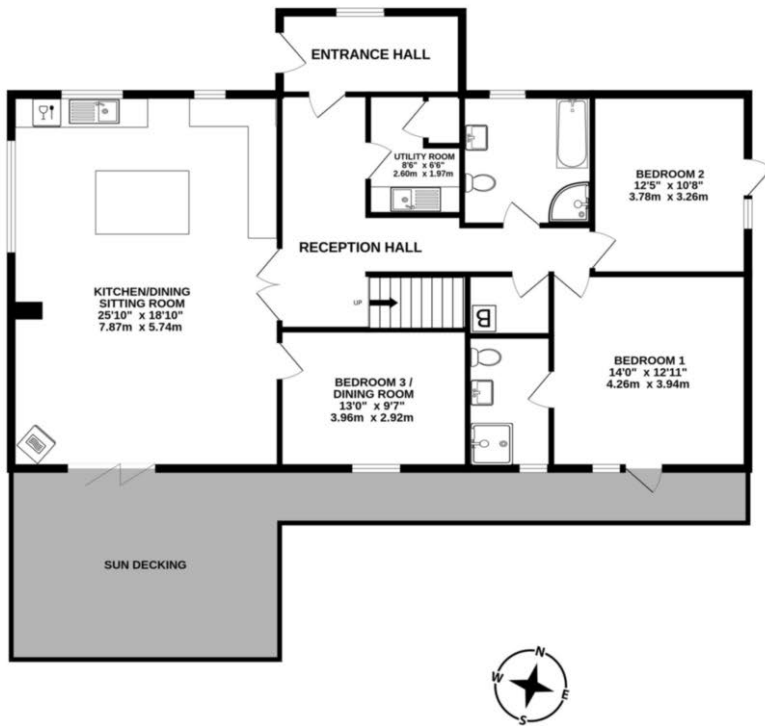
Concrete block construction with concrete floor.



1ST FLOOR

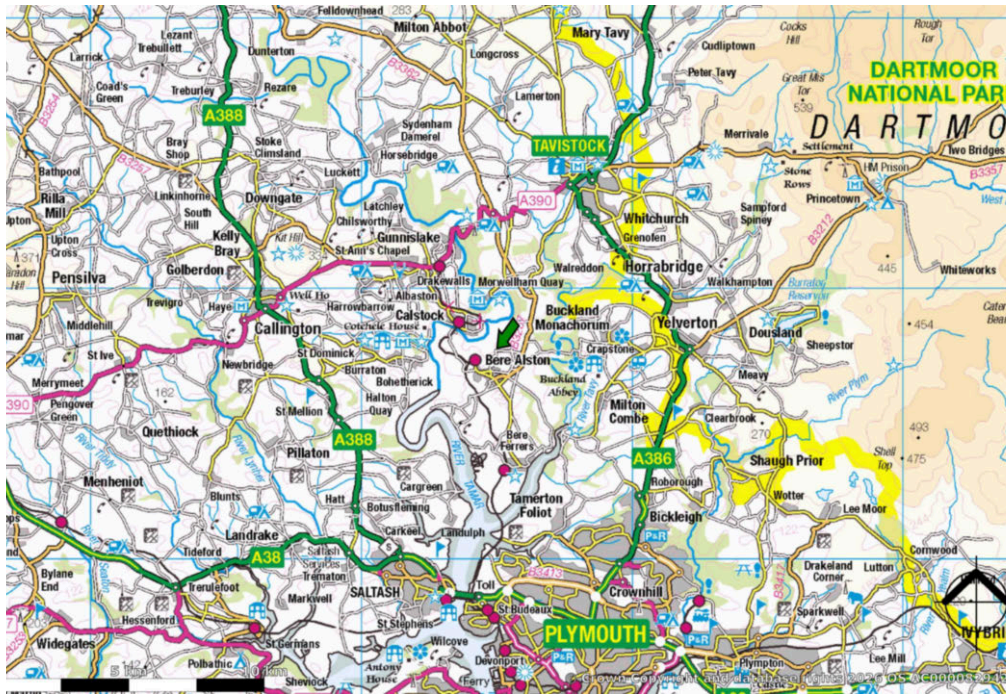


GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Services & Information

- Water – Mains
- Drainage- Private Septic Tank
- Electricity – Mains
- Heating – Electric fired central heating and woodburning stove
- Telephone & Broadband – checker.ofcom.org.uk/
- Renewables – 7.2kw Solar Panels with feed in tariff (FIT)
- Mobile Availability – checker.ofcom.org.uk
- Council Tax Band - D
- EPC – C76
- Construction – Cavity Wall, part render part Douglas Fir wooden cladding

Local Authority

West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ 01822 813600.

Tenure

The property is offered for sale freehold.

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810.

Directions

From Tavistock, take the A390 towards Callington. At Gulworthy Cross roundabout take the left turn towards Bere Alston. After 3.6 miles turn right to Rumleigh. After 0.6 miles Elwell Gardens will be found on the left.

What3words Location Finder

[///reactions.brisk.dwell](http://reactions.brisk.dwell)

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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