



# HIGHER STATSFORD

Whitchurch, Tavistock, Devon



# AN ATTRACTIVE AND WELL PRESENTED PERIOD HOUSE

With paddock, in a delightful peaceful and private, rural, Dartmoor setting.

## Summary of accommodation

**Ground Floor:** Reception hall | Cloakroom | Drawing room | Open plan sitting room and dining room  
Kitchen/ breakfast room | Utility room | Boot room

**First Floor:** Four bedrooms | Bathroom | Shower room

**Outside:** Garage and store | Courtyard | Gardens with potting shed and store | Pasture paddock

**In all about 1.16 acres**

**Distances:** Tavistock 2.5 miles, Plymouth 15 miles, Okehampton 17 miles  
(All distances are approximate)

**Guide price: £1,000,000**

## SITUATION

Higher Statsford is situated in open countryside to the east of the village of Whitchurch, which is on the edge of Tavistock, on the western side of Dartmoor National Park.

Whitchurch has a primary school, pub; The Whitchurch Inn, and post office and store. The property is close to the open moor, near to Whitchurch Down and Plaster Down, and local beauty spots such as the stunning River Walkham Valley and Burrator Reservoir.

The delightful ancient stannary and thriving market town of Tavistock, on the banks of the River Tavy, is within very easy reach and is the only town in Devon to hold World Heritage status. The town centre is focused around the Pannier Market and Bedford Square and there is a regular farmers' market. The town has an excellent range of independent shops, restaurants, pubs and cafés, as well as a hospital, gym, swimming pool and arts centre. There is a secondary school and private education with Mount Kelly School and preparatory school. There is golf both here on Whitchurch Down, Yelverton and at St Mellions about 13 miles away, and several National Trust properties nearby, including Lydford Gorge, Buckland Abbey and Cotehele.

Dartmoor is renowned for its spectacular scenery, with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers and there are many opportunities on the doorstep for walking, riding, fishing, cycling etc., or observing the diverse and abundant wildlife of the National Park.

To the south is the city of Plymouth, the Tamar Estuary and the spectacular coastline of South Devon and Cornwall with its beaches and estuaries and sailing facilities. In Plymouth is a station with mainline connections to London (Paddington) and there are ferries to France and Spain. To the north, via the A386, is access on to the A38, leading west into Cornwall or east, past Okehampton, to the university and cathedral city of Exeter, where there is access on to the M5 motorway and an airport.



# THE PROPERTY

Higher Statsford is a very attractive and well presented period house, in a peaceful and private rural setting, surrounded by open farmland.

From the spacious reception hall with stone paved flooring and wood burner, doors lead into the open plan sitting/ dining room with exposed oak floor, wood burner in the sitting room and part glazed door to outside from the dining room. These two rooms make the house ideal for entertaining.

On the other side of the hall is a large drawing room with wood burner and the fully fitted kitchen/ breakfast room with Everhot cooker. Off the kitchen is the boot room, utility room and store room around an inner courtyard.

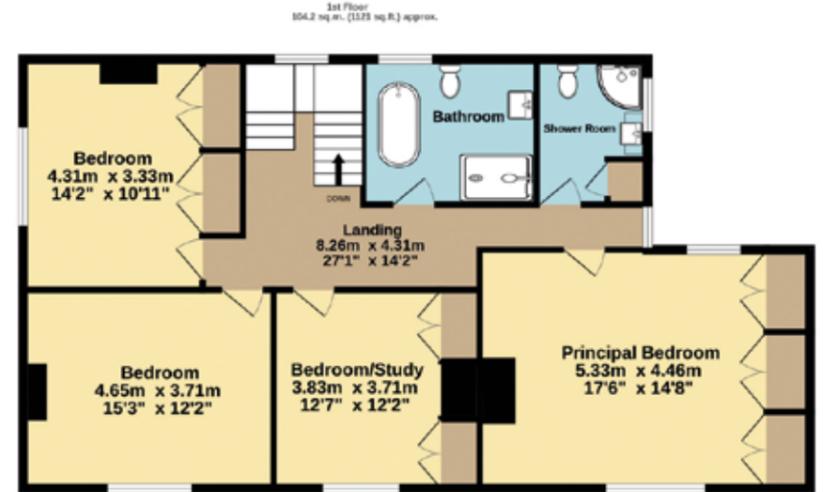
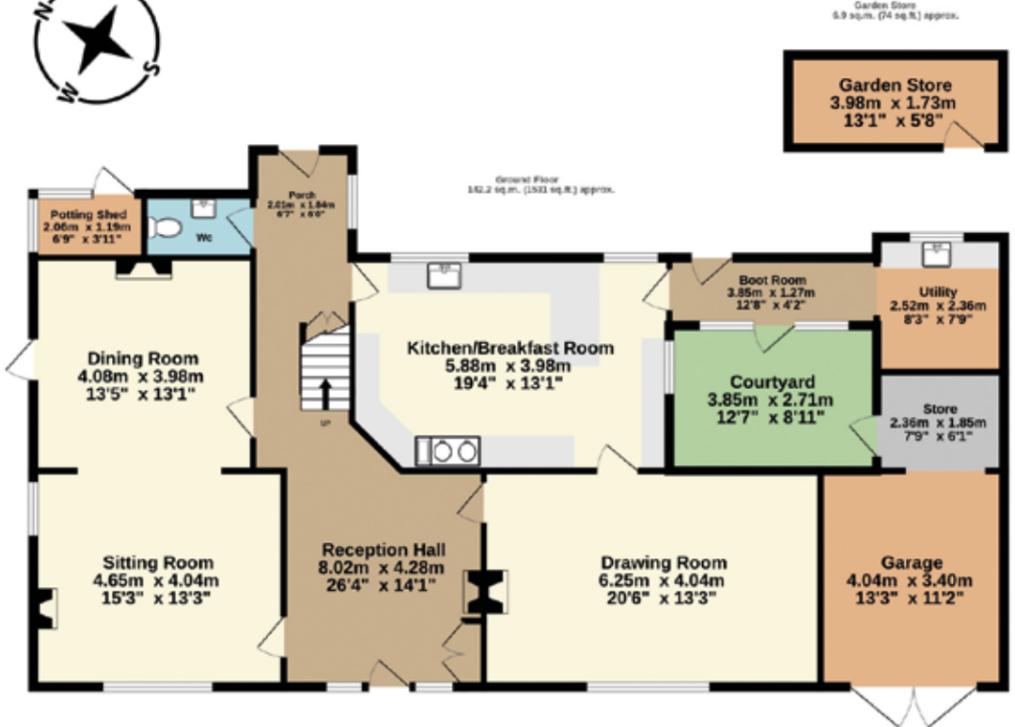
On the first floor is the generous principal bedroom with plenty of storage and three further bedrooms. One is currently used as a study and there is a separate bathroom and shower room with good quality contemporary fittings.

Off the lane there is good parking with a wide gravel area beside the house. In front of the property is a delightful cobbled garden area and plant border and, adjoining the house is the garage with driveway from the lane.

To the rear the door from the back porch opens to a stone paved terrace and the wonderful enclosed gardens with lawned areas, ornamental shrubs and trees and fringed by well stocked plant borders. Also adjoining the house is a potting shed and there is a garden store.

Adjoining the gardens is a level pasture paddock and both the gardens and paddock adjoin open farmland.





- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Approximate Gross Internal Area  
253.3 sq.m. (2727 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## PROPERTY INFORMATION

**Tenure:** Freehold

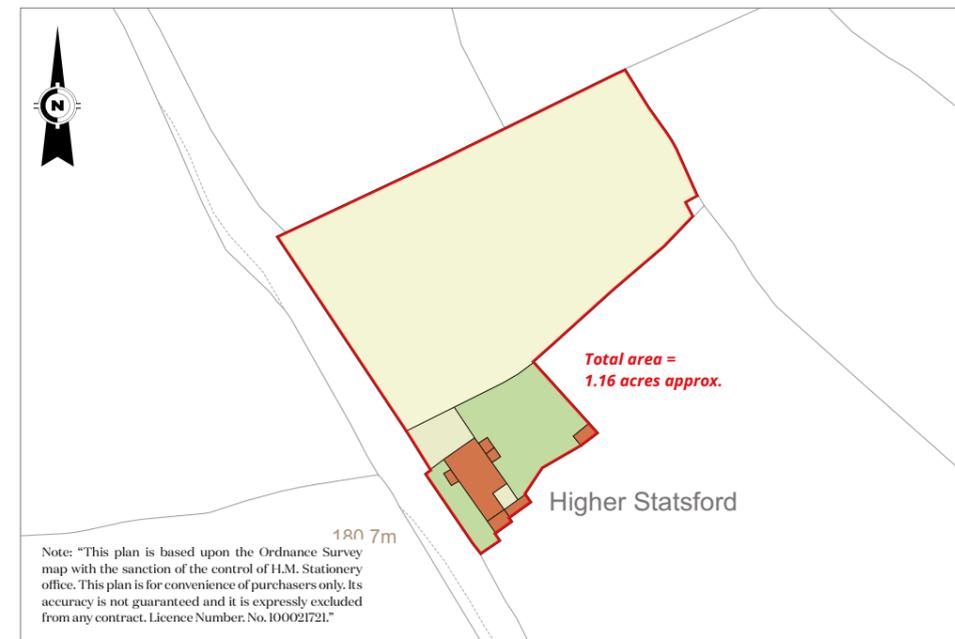
**Services:** Mains water. Private drainage. Central heating.

**Local Authority:** Dartmoor National Park Authority/West Devon  
01626 832093

**Council Tax:** Band F

**EPC:** E

**Directions:** PL19 9LE what3words ///register.cello.replaces



I would be delighted  
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