

STAGS

# Bridge House

# Bridge House

Latchley, Cornwall, PL18 9AX

Train Station, Fuel Station/Shop 2.5 miles • Tavistock 6.5 miles • Dartmoor 7.5 miles • Callington 4.5 miles • Plymouth 19 miles

Offered chain-free, a beautifully finished, extended village home with flexible accommodation, pretty, stream-bordered gardens and a large gated drive.

- Attractive Detached House
- Bright, Spacious Interior
- Beautiful Front and Rear Gardens
- Quiet and Private Setting
- Freehold
- 3/4 Bedrooms, 2/3 Receptions
- Striking, Vaulted Extension
- Large Gated Drive and Garage
- No Chain
- Council Tax Band: E

## Guide Price £550,000

### SITUATION

This charming home occupies a level plot of approx. 0.25 acres, in a quiet and sheltered position within the unspoilt village of Latchley, amongst the verdant surroundings of the Tamar Valley National Landscape. Woodland walks and access to the river Tamar itself are within a short walk of the property, and the village also benefits from an absence of through traffic, giving it a superb sense of peace and privacy.

Only two miles away, the village of Gunnislake offers a full range of day-to-day amenities including a Post Office, two general stores, an Asda fuel station and mini-supermarket, a primary school, a health centre, garages, several public houses and a railway station providing a regular service into Plymouth city (a 25-minute journey). Tavistock, to the east, is a thriving market town on the edge of Dartmoor National Park offering a superb range of shopping, recreational and educational facilities. Plymouth, with its coastal access, is 20 miles to the south. The city of Exeter lies 45 miles to the northeast, providing air, rail and motorway connections to the rest of the UK.

### DESCRIPTION

Offered to the market with no onward chain, this extremely comfortable village home was built, we understand, in the early 1980s and extended around 2004, and now offers some very well-appointed accommodation which has been maintained in excellent condition in recent years.







The house is characterised by bright, well-proportioned rooms offering a good degree of flexibility, most notably through the very impressive living room extension, and complemented externally by some very pretty, stream-bordered front and rear gardens. A large, gated driveway and integral garage complete this well-rounded and appealing home.

## ACCOMMODATION

A large veranda and storm porch lead into an entrance hallway, where there is a cloakroom off to one side. In brief, the ground-floor accommodation comprises: a front-facing, dual-aspect sitting room centered around an electric fireplace; a kitchen/breakfast room leading out to the extension; a study/dining room with patio doors to the garden, which could function as a ground-floor bedroom; a separate utility, and; the striking, triple-aspect, vaulted reception room extension with patio doors to the garden. This impressive room could be put to various uses, such as a dedicated dining room, hobbies or games room, or a principal living room. The kitchen is equipped with a very good range of units with quartz worktops over, incorporating a 1.5-bowl ceramic sink and drainer, plus integrated appliances including a Neff multi-function halogen hob, eye-level oven and separate microwave, and an Indesit dishwasher.

On the first floor are three bedrooms, including a dual-aspect master served by a fully tiled en-suite, plus two further bedrooms both enjoying an attractive view over the front garden, and a 4-piece family bathroom.

## OUTSIDE

The house is set back from the lane by a sizable, gated brick-paved driveway leading to the integral garage which benefits from power, lighting, and a substantial storage and workshop area overhead. The beautifully kept, private and sheltered gardens are an undoubted highlight, being planted with a variety of flowering shrubs and specimen trees and featuring a gently flowing stream along their western boundary. To the side of the house, a private patio area overlooks the stream, and there is a further paved seating area outside of the kitchen and living room.

## SERVICES

Mains water, drainage and electricity. Oil-fired central heating. Superfast broadband is available. There are no mobile voice/data services available internally, although externally there is service through all four of the major suppliers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## AGENT'S NOTES

1. Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///tried.halt.destroyer. For detailed directions please contact the office.
2. The Environment Agency flood maps show a medium/high risk of flooding although the property has not been known to flood in the 28 years during which the current owners have been resident in the village.

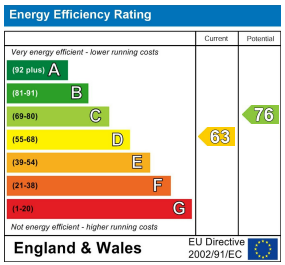






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



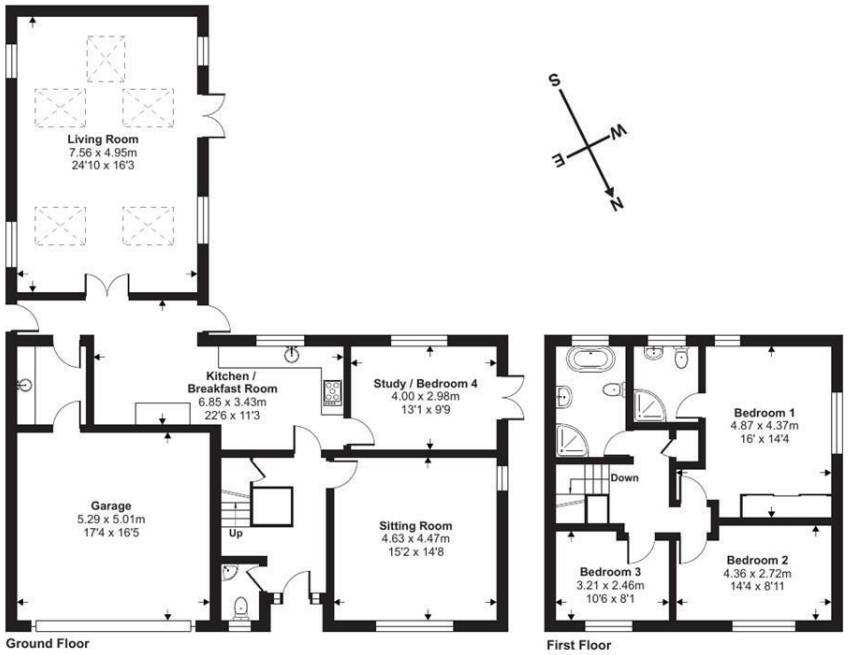



Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

Approximate Area = 1820 sq ft / 169 sq m
Garage = 294 sq ft / 27.3 sq m
Total = 2114 sq ft / 196.3 sq m
For identification only - Not to scale




RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1164982