



Tamar House



# Tamar House

Greystone Bridge, Launceston, Devon, PL15 9PD

Launceston 4.2 miles - Tavistock 8.8 miles - Plymouth 23.3 miles

An architecturally designed property with versatile accommodation, in a beautiful valley setting.

- Unique Valley Position with Impressive Views
- 5 Bedrooms
- Beautiful Garden & Woodland
- Approximately 1 Acre in Total
- Freehold
- High Quality Fittings and Finish Throughout
- 3 Reception Rooms
- Double Garage & Workshop
- No Onward Chain
- Council Tax Band: G

Guide Price £850,000

## SITUATION

Positioned within an Area of Outstanding Natural Beauty, the property is situated in an idyllic setting on the Devon side of the River Tamar. The former market town of Launceston is approximately 4 miles to the north west with a range of shops including a 24 hour supermarket, doctors, dentists and veterinary surgeries, fully equipped leisure centre, two testing 18 hole golf courses and numerous sporting and social clubs. The market town of Tavistock is approximately 9 miles distant with all the facilities of a thriving market town including leisure centre, the well respected Mount Kelly College public school and access to the majestic Dartmoor National Park with its extensive outdoor leisure facilities. The City port of Plymouth is approximately 23 miles to the south with an excellent range of shopping facilities including department stores, deep water marina and a cross channel ferry port serving northern France and Spain. At Launceston there is access to the vital A30 trunk road which links the cathedral cities of Exeter and Truro.

## DESCRIPTION

A most impressive, architecturally designed country residence which was commissioned by the current owners and finished to a high quality with bespoke Ash doors, fitted Ash storage and triple glazed windows throughout. The property occupies a private position with superb views over the Tamar Valley.

## ACCOMMODATION

The front door opens into a wonderful entrance hall with space for a baby grand piano, large understairs cloakroom with extensive shelving and stairs rising to the first floor with an Ash wood balcony.



The kitchen/living area provides a superb space which offers; a range of wall mounted cupboards, base units and drawers, electric AGA with an extractor hood over, additional built in oven and microwave, integrated Miele dishwasher, inset sink, island with additional cupboards and a fridge, Ash dresser and bench seat.

Steps lead down to the garden room with corner sliding doors which lead out to the garden.

The utility room is accessed from the kitchen and provides additional space for appliances.

Double doors from the kitchen/living area lead into the most impressive dining room with slate flooring and large floor to ceiling sliding glass doors showcasing the magnificent views and valley setting, leading out to the garden and terrace area.

At the far end of the ground floor there are 3 double bedrooms and a bathroom, comprising a bath, power shower, WC and a wash hand basin.

The first floor offers a landing with the balcony overlooking the entrance hall and double doors into the spacious sitting room with a feature brick fireplace and fantastic views over the garden, valley and river Tamar.

The principle double bedroom again enjoys the views the property has to offer with a Juliet balcony, range of fitted wardrobes, walk in cupboard and an en suite bathroom with a bath, walk in shower, WC and a wash hand basin.

The first floor is completed by a substantial study off the sitting room (which could be used as a further bedroom) with a store room beyond.

#### **OUTSIDE**

The property is approached by its own private drive with mature shrubs and plants on either side. The drive leads to a substantial area of parking for numerous vehicles in front of the house and a detached double garage with a workshop and WC.

An additional stone building is located a short walk from the drive, part of which has been used as a children's play house with light and power connected.

The gardens are to the rear and side of the property and are prominently laid to lawn with a paved terrace, large ornamental pond and beautiful array of mature trees, shrubs and plants, charming woodland area and striking views of the Tamar Valley.

In all the property extends to approximately 1 acre.

#### **SERVICES**

Mains electricity. Private water via a spring and drainage via a septic tank. Oil fired central heating and wood burning stove. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited availability. Please note the agents have not inspected or tested these services.

#### **VIEWINGS**

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

#### **DIRECTIONS**

From Launceston proceed south on the A388 road towards Plymouth taking the left hand turn signposted Tavistock along the B3362. Continue on this road for approximately 2 miles to a set of traffic lights at Greystone Bridge. Cross over the bridge and after a short distance you will see the entrance to the property on your right, clearly identified by a Stags For Sale board.

#### **what3words.com**

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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	74
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2988 sq ft / 277.6 sq m (excludes void)  
 Garage = 736 sq ft / 68.4 sq m  
 Outbuilding = 127 sq ft / 11.8 sq m  
 Limited Use Area(s) = 54 sq ft / 5 sq m  
 Total = 3905 sq ft / 362.8 sq m  
 For identification only - Not to scale

Denotes restricted head height

First Floor

Ground Floor

Outbuilding

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1076576