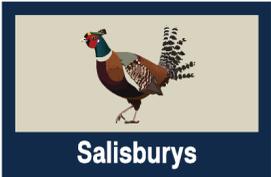




The Coach house, Peter Tavy

Guide Price £550,000



## The Coach house, Peter Tavy

The Coach House in Peter Tavy has been in the same family for the last 24 years and has been extended to provide a striking, character home. The property offers far reaching views from its elevated position and the spacious, flexible accommodation offers three reception rooms to the ground floor with the Lounge offering a granite surround feature fireplace and views over the gardens, a Kitchen/Dining Room, rear Boot Room and Workshop and a Downstairs Cloakroom.

The upstairs accommodation provides a large Master Bedroom, Family Shower Room and two further double bedrooms, all enjoying garden and far reaching views.

Externally, the front of the property has private courtyard parking with access to a single garage and the third Reception Room, a paved patio area around to the side of the house which provides useful log storage and options for seating areas and a large rear garden which is mainly laid to lawn.

**Situation:** The village of Peter Tavy is situated along the A386, lying northeast of the popular market town of Tavistock and is named after the River Tavy. The village has a popular local Inn, Village Community Hall and the local CofE church of St Peters. The village is surrounded by moorland with plenty of walks on the doorstep and access to local cycle paths.





**Entrance Lobby** – 1.50m x 1.97m (4'11" x 6'6")  
 Accessed via a composite door with side window, leading to the cloakroom and main living areas.

**Downstairs Cloakroom** – 1.49m x 1.03m (4'11" x 3'5")  
 Fitted with WC, hand basin, double glazed window and tiled flooring.

**Reception One** – 4.80m x 3.38m (15'9" x 11'1")  
 Characterful room with two large arched double glazed windows and deep slate sills, solid wood flooring and understairs display. Access to first floor, kitchen/breakfast room and lounge.

**Lounge/Reception Two** – 5.45m x 6.72m (17'11" x 22'1")  
 Impressive dual-aspect lounge with French doors to the garden and bay window to the courtyard. Granite fireplace with slate hearth and log burner. Access to Reception Three and garage.

**Reception Three/Bedroom Four** – 3.34m x 5.39m (10'11" x 17'8")  
 Versatile room overlooking the front courtyard with access to the single garage.

**Kitchen/Breakfast Room** – 4.83m x 3.49m (15'10" x 11'5")  
 Fitted with base and wall units, granite-effect worktops and Rangemaster cooker (LPG hob). Far-reaching views towards Brentor and access to:

**Rear Boot Room:** 4.88m x 2.17m (16'0" x 7'1")  
 The Rear Boot Room provides a flexible use space with storage and access to the side patio and is fitted with a Butler sink and British Gas boiler. There are two single glazed side windows and open access through to:-





**Workshop:** 2.89m x 2.13m (9'6" x 7'0") The workshop is fitted with double workbenches and wooden floor and offers access to the rear garden via a double glazed door.

**Upstairs accommodation:**

Access to the upstairs is via a staircase with solid oak balustrade leading to the main landing:-

**Main Bedroom:** 4.00m x 6.73m (13'1" x 22'1") Spacious dual-aspect double with views over the garden and courtyard.

**Bedroom Two:** 5.26m x 2.54m (17'3" x 8'4") Large double with built-in storage, dual aspect to the courtyard and towards Brentor.

**Bedroom Three:** 2.95m x 2.25m (9'8" x 7'5") Double bedroom overlooking the side and moorland beyond.

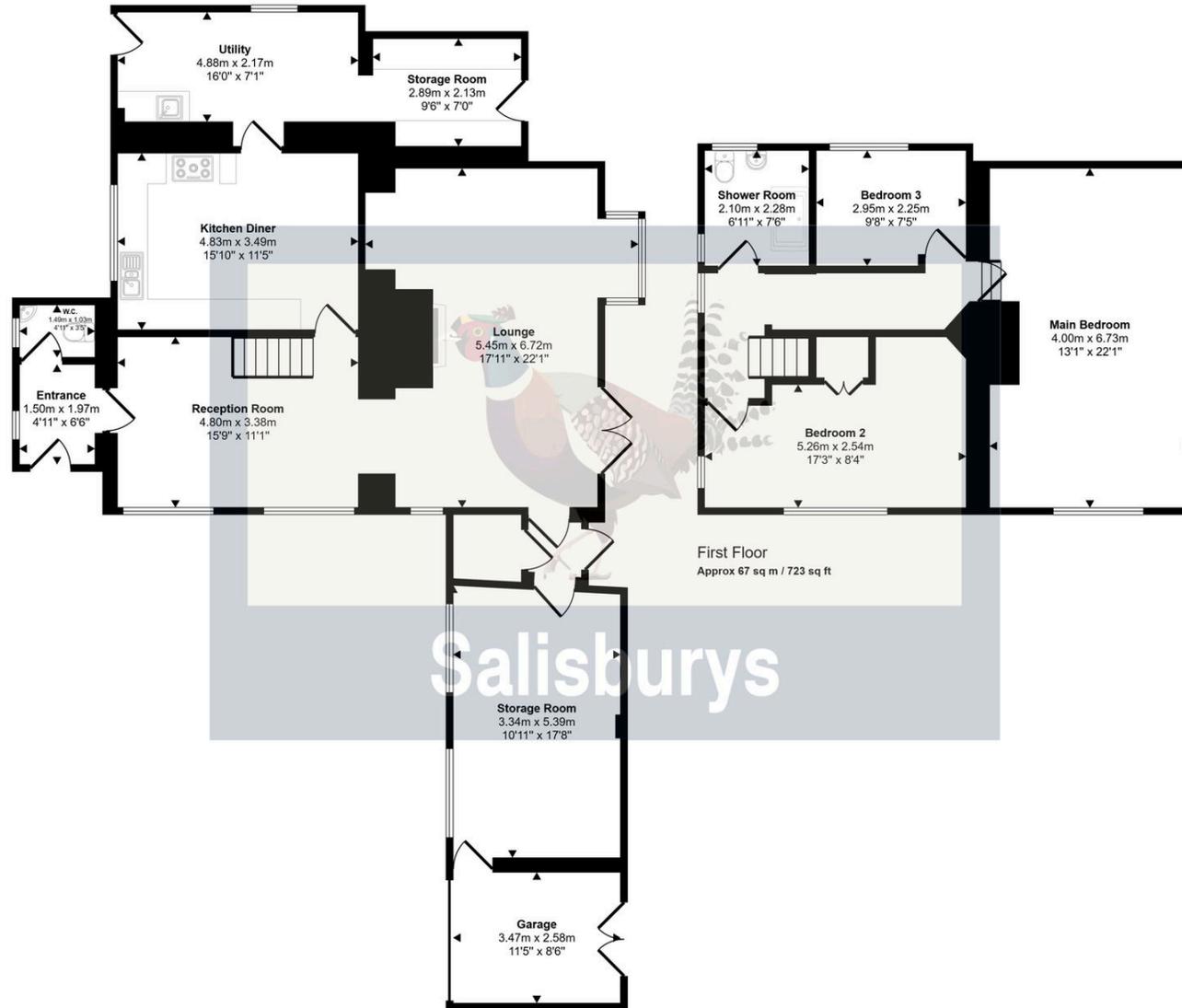
**Family Shower Room:** 2.10m x 2.28m (6'11 x 7'6") Fitted with enclosed electric shower, WC and hand basin, part panelling and dual-aspect opaque glazed windows.

**External:** Private gravelled courtyard providing parking for several vehicles, with access to the garage and Reception Three. Paved patio to the front and side, and a generous rear garden mainly laid to lawn with mature shrubs and distant views towards Brentor.

**Services:** LPG gas providing central heating & hob, mains electric, mains water & septic tank, solar panels (owned) and battery storage.



Approx Gross Internal Area  
196 sq m / 2106 sq ft



Ground Floor  
Approx 129 sq m / 1384 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

